NORTH OGDEN CITY

SETTLED 1851

CITY COUNCIL WORK SESSION MEETING

OCTOBER 01, 2024 AT 6:00 PM

515 E 2600 N | NORTH OGDEN, UT 84414

AGENDA

PUBLIC CAN ATTEND:
In-person OR: Click the link to join the Webinar: https://us02web.zoom.us/j/84323936639
Webinar ID: 843 2393 6639
Telephone Dial: 1 346 248 7799 or 1 669 900 9128 or 1 253 215 8782
YouTube: https://www.youtube.com/@northogdencity7620

Welcome: Mayor Berube
Invocation/Thought & Pledge of Allegiance: Council Member Watson

CONSENT AGENDA

1. Call for Conflict of Interest Disclosure
2. Discussion and/or action to approve the following City Council Meeting Minutes:
   - August 27, 2024
   - September 3, 2024
   - September 10, 2024

ACTIVE AGENDA

3. Public Comments*
4. Discussion on the Redevelopment Agency (RDA) Fund Request Qualifications
   Presenter: Community and Economic Development Director Scott Hess
5. Discussion and review of the North Ogden City Code Rewrite (Click HERE to view City Code document)
   Presenter: City Manager/Attorney Jon Call
6. Discussion and review of the FlashVote survey results on the North Ogden City Recreation Program
   Presenter: City Manager/Attorney Jon Call
7. Public Comments*
8. Mayor/Council/Staff Comments
9. Adjournment

CERTIFICATE OF POSTING
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda were posted within the North Ogden City limits on this 27th day of September 2024 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website at https://www.utah.gov/pmn/, and at http://www.northogdencity.com. The 2024 meeting schedule was posted on 8/13/2024.
Rian Santoro, North Ogden City Recorder.

The Council at its discretion may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. The Council reserves the right to enter into a closed meeting at any time in accordance with 52-4-204. In compliance with the Americans with Disabilities Act, those needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance, and Council Policy, one or more Council Members may be connected via speakerphone or may by a two-thirds vote to go into a closed meeting.

Public Comments/Questions

a. Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business.
b. When a member of the audience addresses the Mayor and/or Council, he or she will come to the podium and state his or her name and city residing in.
c. Citizens will be asked to limit their remarks/questions to five (5) minutes each.
d. The Mayor shall have discretion as to who will respond to a comment/question.
e. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks.
f. Some comments/questions may have to wait for a response until the next regular Council Meeting.
g. The Mayor will inform a citizen when he or she has used the allotted time.

NORTH OGDEN CITY COUNCIL
MEETING MINUTES

August 27, 2024

The North Ogden City Council convened on August 27, 2024, at 6:00 p.m. at the North Ogden City Public Safety Building at 515 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 August 22, 2024.
Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos **or by requesting a copy of the audio file from the North Ogden City Recorder.**

PRESENT:

S. Neal Berube	Mayor
Ryan Barker	Council Member (Excused)
Blake Cevering	Council Member (Zoom)
Jay D Dalpias	Council Member
Chris Pulver	Council Member (Zoom)
Christina Watson	Council Member

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Brian Eynon	Police Chief
Scott Hess	Community and Economic Development Director
Jami Jones	Finance Director
Dave Espinoza	Public Works Director/Assistant City Manager
Ryan Nunn	Planner
Casey Hunsaker	City Treasurer
Bryce Nelson	Administrative Services Manager

VISITORS:

Kevin Burns	Jeanette Sweet
Sandy Cochran	Susan Kilborn
Phillip Swanson	Stefanie Casey
Zella Richards	David Shupe
Brenda Ashdown	Chris Griffin
Reed Miller	Marilyn Harris

Sid Copeland
Denise Lefevre
Don Clawson
George Fewell
Rosemary Fewell
Melissa Willborn
Baylee Willborn
Rayni Hoffman
Lach Hoffman
Madi Hoffman

Maggie Hunsaker
Aibee Hunsaker
Paige Hunsaker
Kenna Hunsaker
Tiffany Palmer
Samantha Hoffman
Mila Bastian
Regan Evans
Genneva Blanchard

0:0:02 Mayor Berube called the meeting to order and Council Member Dalpias shared a thought by quoting Booker T. Washington, "If you want to lift yourself up, lift up someone else." He then led in the Pledge of Allegiance.

PRESENTATION

1. RECOGNITION OF THE NORTH VIEW SENIOR CENTER DIRECTOR ZELLA RICHARDS

0:02:42 Mayor Berube recognized Zella for her nearly 30 years of service to the community, with 27 of those years dedicated to the Senior Center. He expressed gratitude for Zella's outstanding leadership at the Senior Center, highlighting her role in setting an exemplary standard for how senior centers should be operated and how community participation should be fostered. While the community is happy that Zella can now focus on other aspects of her life, they are saddened to lose her as part of the team. Mayor Berube thanked Zella for her dedication and service, acknowledging her significant impact on the community.

0:04:38 Zella Richards expressed her gratitude and love for everyone, thanking the City for their support and the Senior Center's Board Members for their help. She also expressed her appreciation for the Seniors, saying she loves them all and thanked them for attending.

CONSENT AGENDA

2. CALL FOR CONFLICT OF INTEREST DISCLOSURE

0:06:11 Council Member Dalpias disclosed that he had received a campaign contribution from Dan Nixon, one of the applicants for RDA funds.

He mentioned that the contribution was received in 2021 before any discussions about dispersing RDA funds had occurred, and assured the group that he would be cautious and abstain from voting if necessary. Council Members Cevering and Watson also acknowledged receiving a contribution from Dan Nixon. Mayor Berube thanked them for their transparency, reminding them that the disclosure does not prevent them from voting on the matter.

3. ACTION TO APPROVE THE AUGUST 6, 2024, CITY COUNCIL MEETING MINUTES

Council Member Dalpias motioned to approve the August 6, 2024, City Council Meeting Minutes. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Barker	**excused**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**aye**

The motion passed unanimously.

ACTIVE AGENDA

4. PUBLIC COMMENTS

0:09:31 Jeanette Sweet, a North Ogden City resident, shared a personal story about her interaction with Zella Richards. Jeanette moved to Utah to care for her father, a veteran who had become isolated and withdrawn. After struggling to find support through Human Services, she visited the Senior Center, where she met Zella. Zella warmly welcomed Jeanette and offered valuable advice, reminding her that her father still had the right to make his own choices. This conversation deeply impacted Jeanette, altering how she cared for her father during the last four years of his life, leading to a more respectful and fulfilling relationship. Jeanette expressed her gratitude to Zella for this life-changing advice.

Jeanette also inquired about Casey Hunsaker's new role as Treasurer and whether he would continue as the City's Emergency Manager.

Mayor Berube and City Manager/Attorney Jon Call explained that Casey would be transitioning out of the Emergency Management role, with responsibilities being shifted to others in Public Safety and Public Works. Jeanette concluded by requesting that the City make the Emergency Manager's position more visible on the website.

5. DISCUSSION AND/OR ACTION FOR APPOINTMENT OF NEW CITY TREASURER, CASEY HUNSAKER

0:13:23 Mayor Berube provided an update on the selection of the new City Treasurer. He shared that several candidates were interviewed for the position, and after careful consideration, Casey Hunsaker was chosen. Casey has been a long-time, exceptional employee of North Ogden, working in the Finance Department in a lesser role. The consensus was that Casey was the right person to fill the statutorily required Treasurer position for the City. Mayor Berube expressed excitement about having Casey take on this new role.

Council Member Watson motioned to approve Casey Hunsaker as the North Ogden City Treasurer. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	**excused**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**aye**

The motion passed unanimously.

0:17:20 Casey Hunsaker was sworn into the Office of City Treasurer by City Recorder Rian Santoro.

6. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2024-16 ADOPTING THE FINAL BUDGET AND TAX RATE FOR FISCAL YEAR 2024-2025

0:18:02 Mayor Berube introduced Ordinance 2024-16, which addresses the final budget and tax rate for fiscal year 2024 - 2025, proposing a 9.5% tax increase.

Mayor Berube highlighted the changes from the tentative to the final budget, including reductions in insurance costs, increased personnel costs for the North View Senior Center, and the purchase of a new lift truck.
The previous fiscal year ended with expenses coming in at 98% of the budget, saving nearly $191,000. Revenues also exceeded expectations, particularly in sales tax, which came in 3% over budget. However, there were concerns about the volatility of sales tax projections and potential future expenses, such as the Patriot Pointe Detention Basin Relocation/Irrigation Storage/Community Park project.
Council Members debated whether to reduce the tax rate below the proposed 9.5%, considering the savings and unexpected revenues. Council Member Dalpias expressed concerns about potential financial risks, including the uncertain federal funding for the Detention Basin Relocation/Irrigation Storage/Community Park project.

Council Member Cevering motioned to approve Ordinance 2024-16 adopting the final budget and 9.5 % tax rate for Fiscal Year 2024-2025. Council Member Dalpias seconded the motion.

Voting on the motion:

Council Member Barker	**excused**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**aye**

The motion passed unanimously.

7. DISCUSSION AND/OR ACTION TO APPROVE A15-2024, THE AMENDMENT TO THE PATRIOT POINTE DEVELOPMENT AGREEMENT – SITE PLAN AND BUILDING FOOTPRINTS

0:46:04 City Manager/Attorney Jon Call provided an update on an amendment to the Development Agreement for Patriot Pointe Phase 3. The amendment follows a prior decision to relocate the clubhouse within the development.

The new buyer of Phase 3, Castle Creek Homes, intends to convert the originally planned rental units into units for sale, which necessitates modifying the design of units 48 and 49 from 1 and 2-bedroom units to 3-bedroom units to better align with market demand. Although this change alters the building footprints, the adjustments remain compliant with City standards, including fire separation codes. While some architectural articulation will be lost due to these modifications, the design will still include facade features to maintain the development's aesthetic appeal.
During the discussion, Council Members expressed general support for the amendment, raising no significant concerns. Questions were asked regarding the status of other development phases, the timing of the clubhouse construction, and Castle Creek's involvement, which is limited to Phase 3.

Council Member Watson motioned to approve A15-2024, the Amendment to the Patriot Pointe Development Agreement – Site Plan and Building Footprints. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Barker	**excused**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**aye**

The motion passed unanimously.

8. DISCUSSION ON THE RECEIVED REDEVELOPMENT AGENCY (RDA) GRANT APPLICATIONS

0:54:08 In the discussion led by City Manager/Attorney Jon Call, the Council reviewed a spreadsheet outlining the funding applications, detailing the requested amounts and project scopes. Jon emphasized the need for guidance on the percentage of funding the RDA should offer, noting that historically, discussions have varied on whether to fund projects entirely or partially. A key question is what percentage of funding the Council would be comfortable with, especially if projects cannot be fully funded. Jon proposed a need for clear parameters, including potential maximum funding limits per project.

Mayor Berube highlighted the importance of determining whether funding should be capped at a certain percentage and referenced past discussions suggesting a minimum investment level.
Council Member Dalpias recalled that the Bicentennial Park was planned for 100% funding, but there was no explicit agreement on funding percentages for other projects. Jon suggested considering a maximum project amount and potentially requiring applicants to demonstrate their willingness to proceed with partial funding. He also proposed requiring a site plan or visual representation in applications and incorporating a ranking system to prioritize projects based on their impact.
Council Member Watson proposed that applicants should detail their priorities if not fully funded and questioned the relevance of some applicants who may no longer be operational. She also suggested evaluating the broader impact on the community, beyond just sales tax revenue, including how many residents would benefit.
Council Member Dalpias recommended exploring collaboration between adjacent projects to maximize the use of funds. Mayor Berube added that focusing efforts on a specific area, like South Town, might yield more significant benefits and visibility.
Jon concluded by acknowledging the need for a detailed evaluation process and suggested discussing these issues further in a Work Session to refine the funding criteria and application requirements.

9. PRESENTATION AND DISCUSSION ON THE NORTH OGDEN PUBLIC SAFETY BUILDING COST REPORT

1:17:19 City Manager/Attorney Jon Call provided an update on the building project's financials and remaining needs. The total cost of the project, from start to finish, amounts to $14,558,518, with 88% of this spent on Big D Construction services and $406,420 allocated to change orders, including significant expenses for dewatering the site and upgrading the security system. Furniture costs were $308,520, with $195,000 going towards doors and cameras and $105,000 on various furniture pieces. Additional notable expenses include $40,184 for relocating power lines and various cost-saving measures such as in-house demolition and value-engineering of furniture and project management. There is ongoing discussion about $205,000 in potential savings with Big D, contingent on their completion timeline.
Council Member Watson inquired about future expenses, particularly for the equipment room, with Jon estimating an additional $3,000 to $4,000 for necessary upgrades. He also noted that artwork for the building has been deferred to future budgets.
Council Member Dalpias asked about operating costs compared to the old building, with Jon reporting increased cleaning and utility costs due to the larger size of the new facility.

The anticipated increase in utility expenses is approximately $40,000 to $50,000 annually.

10. DISCUSSION ON THE BARKER PARK CHICKEN COOP TRAIL

1:29:34 Council Member Pulver discussed several key points regarding the management and development of the Barker Park project. He emphasized the need for clear, actionable plans for maintaining and upgrading facilities, particularly focusing on the irrigation of park areas and the maintenance of trails and community spaces. Council Member Pulver highlighted the importance of addressing logistical challenges, such as the water needs for seasonal plantings and the potential for using City resources for project maintenance. He stressed the urgency of making decisions to avoid delays and loss of motivation among stakeholders. Additionally, Council Member Pulver advocated for more effective coordination among City departments to streamline project management and ensure alignment with City priorities.

Mayor Berube responded by acknowledging the need for a comprehensive plan for the park's infrastructure. He noted that Council Member Dalpias, Council Member Pulver, and City Manager/Attorney Jon Call will collaborate to develop this plan, which will be presented to the Council within 60 days. The plan will outline the project's phases and funding strategies. Mayor Berube also emphasized the importance of prioritizing resources and coordinating with Jon for effective day-to-day operations, while the Council focuses on broader project priorities and funding.

11. COUNCIL DEPARTMENT REPORTS:

a. Mayor Berube – Finance Department

1:35:38 Mayor Berube reported that the City's department expenditures for the fiscal year were budgeted at $9,721,000 but actual spending came in at $9,530,000, which is approximately $191,000 under budget. Additionally, revenues exceeded the budget by just over $300,000. The final sales tax payment received was $4,808,000, which matched the budgeted amount for the year and represented a 3.89% increase from the previous year's collections. The sales tax revenue was split between City collections (31%) and State allocations (69%), with no significant changes. The fiscal year 2025 budget aligns with the actual collections of the previous year, showing a surplus of about $150,000. The report will be submitted to the County along with the tax rate, and further details on operations will be provided in the next report.

b. Council Member Pulver – Public Works

1:40:05 Council Member Pulver discussed ongoing Public Works projects, including road repairs and water projects. He highlighted the extensive coordination required for these projects, noting the impressive efforts of the Public Works team in managing and executing these tasks. Council Member Pulver emphasized the complexity of the work and the high level of detail involved, which he found comparable to large-scale projects he has managed in the past.

c. Council Member Watson – Administration and Recreation Departments

1:42:13 Council Member Watson provided several updates for the Administration Departments and Recreation. Administrative Services Manager Bryce Nelson reported that City Recorder Rian Santoro is working on digitizing forms for the new website which will help in addressing issues with the payment lockbox and bank problems. Recent events included a successful recreation event with good attendance and contestants. North Shore Aquatic Center is hosting the K9 Kerplunk on September 7, allowing dogs to enjoy the pool before it is drained. Pool hours have changed and a band concert is scheduled for next week.
Council Member Watson shared that crosswalk safety is an annual project with the new Chief. Appreciation was expressed for Public Works employees Kyle and Bowen, for their efforts in this safety initiative.
Ken Young from Recreation is retiring after 19 years of service, and the City is currently hiring for positions including a Lateral Peace Officer, Pool Maintenance Technician, and Apprentice Mechanic. Kudos were given to those involved in the City Hall remodel. Lastly, Mila, the Police K9, is retiring, and best wishes were extended to her and her handler.

d. City Manager/Attorney Jon Call – Capital Projects

1:45:10 City Manager/Attorney Jon Call provided updates on several projects. Efforts are underway with Representative Moore's office to explore options for advancing the Detention Basin Relocation/Irrigation Storage/Community Park project and seeking reimbursement through federal programs.

The Water Reservoir project is complete, including backfilling and covering, with landscaping to follow. This reservoir, funded significantly by ARPA funds, is the largest in the City and will support growth in the southern area.

The Waterworks Park project is progressing, with equipment on-site and an expected Spring opening due to seasonal weather constraints.
For parks, the Oaklawn Playground project is postponed by a year in favor of addressing issues at Mountain View Park, where recent vandalism damaged playground equipment. Repairs are underway for Oaklawn's equipment, while the Parks Department is working to address the vandalism at Mountain View Park.
Additionally, Lomond View Park is in use, and a pickleball tournament is planned as a team-building activity with a possible barbecue and Council participation. Jon inquired if any other capital projects should be added to future discussions. Mayor Berube emphasized the need to address Cherry Days and the Detention Basin Relocation/Irrigation Storage/Community Park alternatives in upcoming Work Sessions to avoid delay

12. PUBLIC COMMENTS

1:49:19 Reed Miller, a North Ogden City resident, addressed the budget, and emphasized his constitutionalist viewpoint, focusing on the principle of life, liberty, and the pursuit of happiness, which he interprets to include property and, by extension, taxes. He expressed concern that the government should minimize taxation on citizens, noting that Mayor Berube had suggested an 8.5% tax increase might suffice. However, the City Council voted for a 9.5% increase, which Reed questioned, urging the Council to consider the financial burden on citizens. He conveyed that such decisions could give the impression that the Council believes it knows how to manage citizens' money better than they do. Reed advocated for only taxing as much as absolutely necessary and to consider any opportunities to reduce taxes.

1:52:15 David Shupe, owner of Cold Water Animal Hospital in North Ogden City and a resident of Liberty, Utah, shared a recent incident where a resident attempted to dump cardboard into his business's dumpster. The resident claimed he had received a notice from North Ogden City instructing him to recycle cardboard in a dumpster north of the hospital. Dave expressed frustration with the situation, noting that he cannot afford to handle the City's cardboard waste. He requested that the City review and potentially revise its communication regarding recycling locations to prevent future issues. He also mentioned the possibility of compensation if the issue persists

1:53:55 Sandy Cochran, a North Ogden City resident, asked the Council to consider adding coverings to the windows in the meeting room to improve comfort for attendees.

She also commented on a previous speaker's statement, noting that while the individual had claimed taxes were a form of theft, they had also requested that potholes be fixed. Sandy suggested that the money for such repairs should come from that individual.

1:54:45 Brenda Ashdown, a North Ogden City resident, addressed the previous comment made by Dave Shupe regarding the recycling issue. She noted that there is a sign indicating the new location for recycling and expressed her opinion that the City does not owe Dave any compensation. She suggested he could place a sign on his dumpster stating "no City recycling."
Brenda also expressed her support for the Council's decision to approve the 9.5% tax increase, acknowledging the need to address certain issues, including debt. She raised concerns about the use of RDA funds, questioning whether projects like sidewalks and Bicentennial Park meet the criteria for generating more tax revenue. While she supports the need for safe sidewalks, she believes the criteria for RDA fund usage should be reconsidered.
Additionally, Brenda requested the painting of a crosswalk on Pleasant View Drive at 300 East, noting that it would enhance safety for children crossing in that area, even without the need for a crossing guard.

1:57:09 Phillip Swanson, a North Ogden City resident, thanked the Mayor and Council for their hard work on the budget, acknowledging the challenges of the process and the responsibility of the elected officials to make decisions on behalf of the community, noting that this is part of the representative government system. He recognized that tax increases affect both the Council Members and residents alike.
Phillip also addressed Barker Park, expressing his desire for an official, approved plan from the Council to ensure that the work done aligns with a unified goal. He cautioned against confusing "motion with momentum," emphasizing that action should lead to meaningful progress.
Regarding grants, Phillip raised concerns about rewarding property owners who have neglected improvements for years but become interested when free money is available. He suggested prioritizing grants for those who have already invested in their businesses. He concluded by thanking the Council for their efforts and congratulated them on completing the budget process.

2:00:44 Susan Kilborn, a North Ogden City resident, expressed her gratitude to the Mayor, City Council, and Staff for their efforts in creating the budget.
She acknowledged the difficulty of the task and commended them for their work, noting that the proposed budget was reasonable.

Susan also offered to personally assist an unnamed individual who may have trouble affording the tax increase, offering to pay the difference in their taxes for the next year. Susan concluded by thanking the regular attendees of the City Council meetings for their dedication and contributions to the discussions.

13. MAYOR/COUNCIL/STAFF COMMENTS

2:02:52 City Manager/Attorney Jon Call acknowledged the complexity of managing various tasks within the City and referenced earlier comments, including Brenda Ashdown's and Dave Shupe's. He admitted that while a sign was posted regarding the relocation of the recycling cans, the flyer had not been updated, likely due to oversight. Jon emphasized that City employees manage a wide range of responsibilities, often far more than what would be expected in a typical company. He praised the City's employees for their efforts, acknowledged that they are not perfect, and assured that the flyer would be updated as they continue to improve.

2:04:20 Council Member Pulver emphasized the importance of maintaining equity in City decisions and agreed with Phillip Swanson's comments about making smart, calculated moves for the City's progress. He highlighted the need for thoughtful actions that lead to positive outcomes, expressing a vision for success in City projects. Council Member Pulver reiterated the value of careful planning and smart decision-making to achieve long-term goals.

2:05:16 Council Member Watson inquired about the status of window treatments for the meeting room. City Manager/Attorney Jon Call responded that they have received bids for blinds and are considering options, including manual or electronic blinds. While no decision has been made yet, they are evaluating the cost and practicality of the different choices.

2:05:57 Council Member Cevering shared concerns from two residents. The first, a young couple with children, expressed worry about large unleashed dogs at Lomond View Park, despite conflicting signage regarding dog regulations. Council Member Cevering will forward their text and photo to City Manager/Attorney Jon Call for further action.
The second concern came from a resident dissatisfied with the organization of baseball games, particularly umpires starting games late and ending them early. The family plans to participate in Pleasant View's program next year due to better organization.
Council Member Cevering also reflected on recent comments about property taxes, addressing frustration with claims that property taxes are theft.

He emphasized that taxes are necessary to fund essential services like sewer, plowing, and water. Council Member Cevering invited residents with alternative ideas for running the City without property taxes to present their suggestions.

14. ADJOURNMENT

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 8:10 p.m.

_____
S. Neal Berube, Mayor

_____
Rian Santoro
City Recorder

_____
Date Approved

DRAFT

NORTH OGDEN CITY COUNCIL
MEETING MINUTES

September 3, 2024

The North Ogden City Council convened on September 3, 2024, at 6:00 p.m. at the North Ogden City Public Safety Building at 515 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 August 29, 2024.
Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos **or by requesting a copy of the audio file from the North Ogden City Recorder.**

PRESENT:

S. Neal Berube	Mayor
Ryan Barker	Council Member
Blake Cevering	Council Member
Jay D Dalpias	Council Member
Chris Pulver	Council Member
Christina Watson	Council Member

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Brian Eynon	Police Chief
Scott Hess	Community and Economic Development Director
Jami Jones	Finance Director
Dave Espinoza	Public Works Director/Assistant City Manager
Ryan Nunn	Planner
Dylan Hill	Public Works Inspector
Bryce Nelson	Administrative Services Manager
Katie Gerard	Human Resources Director

VISITORS:

Sandy Cochran	Brett Hadley
Kevin Burns	Stefanie Casey
Phillip Swanson (Zoom)	Megan Worthen Nelson

0:0:02 Mayor Berube called the meeting to order and Council Member Pulver offered the invocation and led in the Pledge of Allegiance.

CONSENT AGENDA

1. CALL FOR CONFLICT OF INTEREST DISCLOSURE

0:01:38 No conflict of interest was disclosed.

2. DISCUSSION AND/OR ACTION TO CONSIDER THE FINAL ACCEPTANCE FOR QUAIL PONDS SUBDIVISION PHASE 5

0:01:52 Public Works Inspector Dylan Hill discussed the Quail Ponds Subdivision Phase 5, which involves a small subdivision with six lots from 2021. As of November 2021, the project had conditional status, requiring certain improvements, including paid access and trench finalizations, these requirements were completed a few weeks ago. Although there were no ADA ramps in the development, the City Engineer, Eric Casperson, has confirmed that all improvements meet City Code Standards.

Council Member Cevering motioned to approve the final acceptance for Quail Ponds Subdivision Phase 5. Council Member Barker seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**aye**

The motion passed unanimously.

3. DISCUSSION AND/OR ACTION TO CONSIDER THE FINAL ACCEPTANCE FOR NORTH OAKS COVE SUBDIVISION PHASE 15

0:03:49 Public Works Inspector Dylan Hill explained that North Oaks Cove Subdivision Phase 15 includes 13 lots.

DRAFT

The subdivision was recorded in February 2022, with conditional approval for improvements granted in April 2022. The improvements encompass water, storm drains, sidewalks, and four ADA ramps. The sewer infrastructure was completed in previous phases, requiring only the installation of laterals. All improvements meet City Code Standards, and the City Engineer recommends granting final approval.
Mayor Berube added that there was an issue with the curb and gutter in one section of the subdivision, which was damaged by equipment. The Developer has agreed to address this issue.

Council Member Dalpias motioned to approve the final acceptance for North Oaks Cove Subdivision Phase 15. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**aye**

The motion passed unanimously.

4. DISCUSSION AND/OR ACTION TO CONSIDER THE FINAL ACCEPTANCE FOR NORTH OAKS COVE SUBDIVISION PHASE 17

0:06:57 Public Works Inspector Dylan Hill discussed the North Oaks Cove Subdivision Phase 17, a five-block area recorded last year with conditional acceptance for improvements granted in June 2023. The subdivision map shows improvements, including work on a 30 by 50 area. There are two separate escrow accounts: one for the cul-de-sac and one for the roadway on 3550 North. The funds for the roadway will not be released until that portion is completed. Tonight, only the improvements on the cul-de-sac are up for acceptance and approval. These improvements meet City Code Standards, and the City Engineer recommends granting final approval for this portion of the subdivision.

Council Member Watson motioned to approve the final acceptance for North Oaks Cove Subdivision Phase 17. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**aye**

The motion passed unanimously.

5. DISCUSSION AND/OR ACTION TO CONSIDER THE FINAL ACCEPTANCE FOR FERNWOOD ESTATES PHASE 6

0:08:37 Public Works Inspector Dylan Hill discussed Fernwood Estates Phase 6, a four-lot subdivision located on 2100 North, and received conditional status in November 2021. The delay in completing the subdivision was due to issues with road patching, which required significant repairs. These repairs were completed a couple of weeks ago. All improvements are now up to City Code Standards, and the City Engineer, Eric Casperson, has confirmed that all improvements meet City Code Standards.
Council Member Dalpias noted concerns from the residents who are impacted by the problematic intersection at Fruitland Drive. These residents currently have sandbags along 2100 North to manage the issue. Council Member Dalpias mentioned that there are plans to address the intersection in the future, potentially involving a roundabout or other solutions, but highlighted that property acquisition and funding issues make it a complex and costly project.
Mayor Berube confirmed that property acquisition for the intersection improvement has been challenging, as some property owners are not willing to sell. The project is also expensive, making it a difficult issue to resolve in the short term.

Council Member Pulver motioned to approve the final acceptance for Fernwood Estates Phase 6. Council Member Cevering seconded the motion.
Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**aye**

The motion passed unanimously.

ACTIVE AGENDA

6. PUBLIC COMMENTS

0:11:48 Brett Hadley, a North Ogden City resident, expressed concerns about a recent road painting done by Harrisville City in front of his house on 2000 North. He provided a map to illustrate the issue. The painting included a new median that extends too far, creating a three-lane effect that has led to increased speeding and safety hazards. Brett noted that the lines were painted close to the curb, leaving no space for parking in front of his house. He also mentioned that the area across the road is now a field with ample space for parking. Brett suggested that the lines were painted incorrectly and offered to pay for repainting if necessary.

Council Member Watson agreed with Brett's concerns, noting that the median and new lane markings are problematic and unnecessary given the surrounding open fields and planned developments.

The Mayor asked Public Works Director/Assistant City Manager Dave Espinoza to discuss the issue with Brett to find a resolution.

7. PRESENTATION ON THE 2024 NORTH OGDEN CHERRY DAYS CELEBRATION

0:17:46 City Manager/Attorney Jon Call provided a preliminary financial review of the 2024 Cherry Days celebration. He noted that the carnival and concert were the most costly, with expenses potentially exceeding $40,000-$50,000, while the fireworks typically do not cover their costs but are often sponsored by community donations. The luau and other smaller events, such as the car show and movies in the park, were reviewed, with some showing minimal profit or breaking even.

Mayor Berube and Council Members discussed the feasibility of continuing various events given their financial impacts. It was suggested that large-scale events like the carnival and concert might be discontinued due to high costs, while traditional events such as the parade and fireworks should be maintained if possible. The discussion included the potential for scaling back and focusing on fewer, more traditional activities to reduce financial strain.

Council Member Watson proposed that if individual Council Members were to take responsibility for coordinating specific events, it might be feasible to manage them effectively. She also suggested exploring options for finding sponsorships for each event and possibly hiring an Event Coordinator to oversee and ensure sponsorships are secured.

Council Member Pulver expressed concerns about the workload involved in managing events and suggested that the Council could oversee but not lead all the events.
Overall, the Council recognized the need to reassess event planning and budgeting, considering both community preferences and financial constraints, while exploring options for streamlining event management and securing necessary sponsorships.

8. DISCUSSION ON BARKER PARK AMPHITHEATER HOSTING COMMUNITY PLAYS

0:57:25 City Manager/Attorney Jon Call introduced Megan Worthen Nelson, a resident and founder of Broadway on the Side, to discuss a potential partnership for using the amphitheater. Megan proposed a collaboration where her group would use the facility for three weeks, one for rehearsals and two for performances, without incurring upfront rental costs. Instead, they would share ticket sale profits with the City. Megan outlined her group's plan to perform "Newsies" at the end of July and the beginning of August 2025, with a potential follow-up show in October. She emphasized that the financial risk would fall on her group, including insurance, production costs, and acquiring sponsors. She also suggested the possibility of offering free tickets for those in need and proposed other community engagement ideas, such as a donation night.
Mayor Berube and the Council discussed the feasibility of this proposal, noting that it aligns with their goal of maximizing Amphitheater use while mitigating financial risk. There were considerations about the ticket limit of 504, with Mayor Berube suggesting creative solutions like pairing ticket sales with free admission options or seeking external funding to cover costs.
Council Member Watson expressed enthusiasm for the proposal, citing Megan's passion and experience. The Council agreed to explore the details further and work towards drafting a formal contract for future approval, ensuring the partnership supports community involvement and facility utilization.
Megan also suggested a potential summer theater camp in June, which could be another opportunity for collaboration. The Council expressed interest in this idea and agreed to review it along with the primary proposal.

9. DISCUSSION ON CONTENT AND FORMATTING OF THE NEW NORTH OGDEN CITY NEWSLETTER

1:13:58 Human Resources Director Katie Gerard, who has been managing the City's Connection Magazine, presented a prototype of a 2-page City newsletter, which would replace the current magazine. The prototype includes various City updates, such as a message from the Mayor, event reminders, and other City news.

Katie outlined the transition process, emphasizing that while the new format would involve some additional work, it would be manageable.
The cost of printing and mailing the newsletter was discussed. Printing in black and white would cost approximately 10 cents per insert, totaling around $500 a month. Full-color printing would be more expensive, at about 27.5 cents per insert, totaling around $1,400 monthly. The costs are significant but lower than the $2,000 previously spent on the Connection Magazine. The Council debated whether to proceed with full color or switch to black and white to save costs.
Council Members suggested a phased approach, starting with color for a few months and gradually transitioning to a digital-only format while providing physical copies at City Hall, the North View Senior Center, and local grocery stores for those who prefer print. The importance of maintaining a physical presence for the newsletter to accommodate residents who are less comfortable with digital formats was discussed. The consensus was to proceed with color printing for a period and then transition to digital distribution, ensuring that printed copies are still available at key locations for those who need them.

10. PUBLIC COMMENTS

1:36:43 Sandy Cochran, a North Ogden City resident, expressed support for the City's recent decisions regarding the newsletter. She suggested making printed copies available at the Senior Center, as seniors often face challenges with digital access.
Mayor Berube responded by emphasizing the importance of keeping the newsletter substantive and ensuring that essential information is included.

1:37:38 Kevin Burns, a North Ogden City resident, expressed enthusiasm for the discussion about using the Amphitheater for plays, noting it seems like the right direction for the City. He also encouraged the City to consider hosting more events, such as Cherry Days events.

1:38:41 Phillip Swanson, a North Ogden City resident, expressed gratitude for the Council's discussion and decisions during the meeting. He acknowledged that not everyone will agree with the outcomes but commended the Council for making sound decisions based on the available information. He thanked them for their service.

11. MAYOR/COUNCIL/STAFF COMMENTS

1:39:29 Council Member Cevering raised concerns about confusion among citizens regarding dog policies at Lomond View Park. He mentioned that some signs contradict each other, with one saying "No dogs" and another stating dogs must be on a leash.

He sought clarity on whether dogs should be allowed and if they should direct dog owners to the dog park instead. Mayor Berube and City Manager/Attorney Jon Call confirmed that dogs should not be off-leash in non-designated areas, as per City Code, and mentioned prior communication from the Police Chief on this issue.

12. ADJOURNMENT

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 7:41 p.m.

_____
S. Neal Berube, Mayor

_____
Rian Santoro
City Recorder

_____
Date Approved

DRAFT

NORTH OGDEN CITY COUNCIL
MEETING MINUTES

September 10, 2024

The North Ogden City Council convened on September 10, 2024, at 6:00 p.m. at the North Ogden City Public Safety Building at 515 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 September 6, 2024.
Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos **or by requesting a copy of the audio file from the North Ogden City Recorder.**

PRESENT:

S. Neal Berube	Mayor
Ryan Barker	Council Member
Blake Cevering	Council Member
Jay D Dalpias	Council Member
Chris Pulver	Council Member
Christina Watson	Council Member

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Scott Hess	Community and Economic Development Director
Dave Espinoza	Public Works Director/Assistant City Manager
Ryan Nunn	Planner
Bryce Nelson	Administrative Services Manager
Eric Casperson	City Engineer
Paige Hamblin	Police Records Supervisor (Zoom)

VISITORS:

Reed Miller	Phillip Swanson (Zoom)
Kevin Burns	Merrill Sunderlund (Zoom)
Megan Stephens	
Kim Barker	
Melanie Ewing	

0:0:02 Mayor Berube called the meeting to order and Council Member Pulver offered the invocation and led in the Pledge of Allegiance.

PRESENTATION

1. PRESENTATION ON THE 2024 CHERRY DAYS CELEBRATION

0:01:17 Cherry Days Committee Member Megan Stephens began with a recap of the significant changes made to this year's event, including moving the parade to Washington Boulevard on the Fourth of July, which was well-received. Event times were adjusted, with little effect on participation, and hosting the pickleball tournament at North Ogden reduced costs. The selection of marketplace vendors was streamlined, leading to fewer but higher-quality vendors. Other successful changes included a more efficient luau catering service, bringing back the medallion hunt, and a successful foam party, though costly. A teen dance party was attempted but had a low turnout. Cherry Day-themed swag was introduced, with sizes running out quickly. The event saw about 1,000 children participate in the ping pong ball drop and the kids' marketplace was well-received. While some events had a similar turnout as last year, others, like the concert and carnival, remained expensive to put on.

Financially, it was noted that overall revenue decreased, partly due to a drop in sales and sponsorship. Participation remained relatively steady despite increased spending on marketing, entertainment, and fireworks. The City ended up breaking even, although there was an outstanding $1,000 shortfall from a donation issue.

Questions from Council Members touched on potential cost-saving measures, such as rethinking the concert, carnival, and stage expenses, as well as possibly charging for certain events like the luau. The conversation shifted to the challenges of fundraising, sustaining volunteer participation, and balancing community engagement with financial considerations. Several Council Members and the Mayor emphasized the importance of maintaining the event’s community-building purpose over profit-making, though concerns about divisiveness in the community were also raised.

There was consensus that while certain aspects could be reduced, the event’s primary goal should remain focused on bringing the community together. The discussion concluded with reflections on the importance of maintaining a tradition that fosters unity, even in the face of rising costs and challenges with volunteer retention.

CONSENT AGENDA

2. CALL FOR CONFLICT OF INTEREST DISCLOSURE

0:29:53 No conflict of interest was disclosed.

3. DISCUSSION AND/OR ACTION TO CONSIDER THE AUGUST 13, 2024, CITY COUNCIL MEETING MINUTES

0:31:01 **Council Member Barker motioned to approve the August 13, 2024, City Council Meeting Minutes. Council Member Cevering seconded the motion.**

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**aye**

The motion passed unanimously.

4. DISCUSSION AND/OR ACTION TO CONSIDER THE DISBANDMENT OF THE BARKER PARK COMMITTEE

0:31:31 City Manager/Attorney Jon Call informed the Council that due to challenges in meeting the goals of the Barker Park Committee, it was decided to discontinue the Committee and instead hold smaller meetings to gather input. A new plan, incorporating feedback from previous plans, including the 2016 and 2017 plans, and the Barker Park Committee, is being drafted by City Engineer Eric Casperson, with a target to present it to the Council before the end of October.
Mayor Berube thanked Council Member Dalpias for providing valuable feedback from the Committee and acknowledged the contributions of the Committee Members. The plan will allow citizens to provide final input and will focus on ensuring proper infrastructure placement to avoid duplications in utilities such as stormwater, electricity, and sewer.

Council Member Dalpias motioned to approve the disbandment of the Barker Park Committee. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**aye**

The motion passed unanimously.

ACTIVE AGENDA

5. PUBLIC COMMENTS

0:34:14 Kevin Burns, a North Ogden City resident, began by expressing appreciation for the efforts of the now-dissolved Cherry Days Committee, particularly their work on events for Cherry Days. Drawing from his own experience organizing events, including the Ogden Marathon, he acknowledged the difficulty of volunteering and noted the disappointment many of the Cherry Days Committee Members must feel with how things ended. He advised the Council to ensure they are passionate about any project they take on, as doing it without enthusiasm could lead to dissatisfaction.
Kevin then shifted focus to his neighborhood road, where he thanked Public Works Director/Assistant City Manager Dave Espinoza for improvements but criticized Anderson Asphalt, the company responsible for phase 3 of the project. He described several issues with their work, including poor communication about road closures, confusion regarding garbage collection, and threats to tow cars left on the street, which he found unjustified and overly aggressive. Kevin emphasized the inconvenience caused by the company's failures and recommended that Anderson Asphalt be barred from future projects in North Ogden, citing frustration as a taxpayer.

6. DISCUSSION AND/OR ACTION TO CONSIDER THE ZONING TEXT AMENDMENT FOR 11-3: HEARING AND PUBLICATION NOTICE PROVISIONS

0:39:23 Planner Ryan Nunn described this ordinance amendment as a cleanup effort to align the City's Code with updates made by the State Legislature regarding public hearing notice requirements. The amendment was initially presented to the Planning Commission about a year ago but is now being formally brought before the City Council. The changes to the City Code are minor and primarily reflect the State's new requirements.

Council Member Pulver asked whether these updates would result in a significant increase in time, effort, or costs for the City, to which it was explained that Weber County has a streamlined process for issuing notices, and no substantial cost increase was anticipated.

Council Member Pulver motioned to approve Ordinance 2024-18 the Zoning Text Amendment for 11-3. Council Member Dalpias seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**aye**

The motion passed unanimously.

7. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2024-17 AMENDING THE PARKING SETBACK AND LANDSCAPE BUFFER REQUIREMENTS – REINSTATING ZONING TEXT AMENDMENT 2022-01

0:43:09 Community and Economic Development (CED) Director Scott Hess discussed a Zoning Amendment related to parking setbacks along major roadways, particularly Washington Boulevard and other key streets. The amendment is a cleanup of a previous ordinance from 2022, which was inadvertently left out during a recent overhaul of Title 11. The current ordinance mandates that parking areas must be at least 20 feet from the property line on major roads, while the updated proposal would reduce this setback on smaller roads to 14 feet from the top of the curb or 16.5 feet from the asphalt, resulting in parking starting approximately five feet behind the sidewalk.

The Planning Commission had already reviewed and unanimously recommended the reinstatement of the original parking setback ordinance, which was brought to the City Council for approval.

Council Member Dalpias raised concerns about inconsistencies in setback rules for buildings compared to parking, using examples of properties along Washington Boulevard.

CED Director Scott Hess explained that buildings can be closer to the road due to allowances for urban development and walkability improvements, while parking is still set back 20 feet, reflecting a shift toward form-based codes that prioritize aesthetics and urban design.

Council Member Watson motioned to approve Ordinance 2024-17 amending the parking setback and landscape buffer requirements – reinstating Zoning Text Amendment 2022-01. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**aye**

The motion passed unanimously.

8. DISCUSSION ON THE FRUITLAND DRIVE AND 2100 NORTH INTERSECTION

0:50:01 City Engineer Eric Casperson addressed the Council regarding the problematic intersection at 2100 North and Fruitland Drive. He shared photographs highlighting the poor visibility of the stop sign due to obstructions like pine trees, which only become visible approximately 75 feet away. The intersection's design lacks sufficient sight distance, with the current 150-foot radius falling short of the 371 feet required for a 35 mph road. Eric noted that the discomfort drivers experience at this intersection ironically makes it one of the safest due to caution, despite multiple close calls over the years.
Eric proposed two options for improving the intersection. The first option involves straightening the road and moving it eastward, which would meet the required road radius and avoid taking residential property. This option is less costly and has fewer grading challenges compared to the second option of moving the road westward, which would require taking a home and potentially involve legal challenges through eminent domain. Both options would address the current hazard posed by the booster station located near the intersection, which also requires relocation due to its current state of corrosion and disrepair.

Regarding funding, Eric and Public Works Director/Asistant City Manager Dave Espinoza discussed that the budget includes plans to move the booster station, but grants from the Wasatch Front Regional Council (WFRC) are not available until 2031. The estimated costs for the road realignment are $700,000 to $900,000, with a roundabout option potentially costing up to $2 million, including the purchase of a home if needed. There was clarification on the financial plan, with the booster station and road realignment listed in the five-year Capital Project Plan for 1.5 million, set for next year. The booster station is a separate, but related, project, and would likely be moved east due to its proximity to the water tank.

The discussion also touched on the difficulties of purchasing land for the realignment, with property owners historically unwilling to sell. Some Council Members expressed concerns about the potential impact on affected families, even if eminent domain is used. In addition to safety concerns, Council Member Dalpias raised the issue of water drainage problems impacting nearby residents, suggesting the need for curb installation or other measures to address ongoing water issues.

Council Member Watson raised safety concerns, particularly for pedestrians, and asked if curb, gutter, or sidewalks could be added. City Manager/Attorney Jon Call confirmed that while sidewalks are typically required during subdivision development, they are not mandated for City road improvements. However, the City has considered adding sidewalks for pedestrian safety, particularly because there is unlikely to be much future development in the area. He also suggested that this project could be suitable for funding through the Transportation Utility Fee.

Council Member Pulver noted that the booster station is already budgeted at 1 million for FY 2026, indicating that the necessary funds might already be in place.

Lastly, Council Member Barker, who drives the road daily, mentioned that the intersection is not as unsafe as it appears, given the low number of accidents, and expressed strong opposition to the use of eminent domain for this project unless the landowners were willing to sell. He did, however, support realigning the road in a way that respects the landowners' wishes.

9. DISCUSSION ON THE RIGHT TURN LANE ON 400 EAST 2600 NORTH

1:12:45 City Engineer Eric Casperson discussed the possibility of adding a right turn lane at the McDonald’s corner, which UDOT supports. The plan involves narrowing the southbound lanes from 12 to 11 feet to gain additional space for a wider sidewalk, which would be about 6 feet wide from the corner up to just before the fire hydrant.

UDOT initially decided against this improvement due to low traffic volume, but it's been reconsidered.

The estimated cost for the project is around $125,000. This includes relocating a large power pole, which Rocky Mountain Power would handle at their own expense. Eric sought feedback from the Council before moving forward with a detailed plan and discussions with UDOT.

Mayor Berube expressed safety concerns, noting that traffic backups lead drivers to cut through parking lots or encroach on crosswalks. He emphasized the need to address these safety issues and sought the Council's opinions on whether to proceed with the project.

Council Member Pulver suggested using UDOT's at-large representative to push for the project. He also questioned the cost and feasibility of lane adjustments, proposing that the cost could potentially be reduced by adjusting lane widths.

Council Member Dalpias inquired about the possibility of funding through the Redevelopment Agency (RDA), which is feasible if aligned with the RDA project area plan.

The consensus was to proceed with drafting the plan, seek approval, and potentially use RDA funds or adjust other project budgets if necessary. The Council acknowledged that narrowing lanes could increase collision risks, similar to other intersections, but overall supported moving forward with the project.

10. DISCUSSION ON THE 2550 DETENTION BASIN RELOCATION/IRRIGATION STORAGE/COMMUNITY PARK

1:23:58 City Manager/Attorney Jon Call explained that the City is in the process of relocating a critical storm basin currently situated near O'Reilly's on 300 East. This basin handles water flow from various sources, including springs and groundwater, and its relocation is crucial due to its role in managing water that impacts neighboring areas, especially Farr West. To manage the approximately 19 acre-feet of water while the current basin property is developed for commercial use, the City is exploring temporary solutions. Options under consideration include expanding existing basins, though this could risk hillside instability, or finding alternative temporary holding areas. Potential locations for these temporary measures include expanding basins at Lakeview Park and near the Public Works facility.

The City is also awaiting a federal grant to fund a full-scale basin project, with the full project estimated to cost around $3.5 million for the basin alone, or up to $5 million including park development. A temporary basin could be constructed in the meantime, but this may result in additional costs if it needs to be altered or removed later.

The City has a signed contract to sell the basin property, appraised at $2.95 million, but the commercial development is contingent upon receiving more concrete commitments

from potential tenants. The timing and necessity of the temporary basin are closely linked to the success of this development.
Funding and budget considerations are also being reviewed, including the possibility of deferring other stormwater projects or seeking additional funding from the County. The City is debating whether to use existing budgeted funds for the Mud Creek Detention Basin for temporary solutions or to wait for further clarity on the developer's plans. The Council was advised to be cautious about committing significant funds without firm commitments from the developer. Any major expenditures or changes to plans will require Council approval, and the City will ensure that any decisions align with available funding and development timelines.

11. <u>Council Department Reports:</u>

a. Council Member Dalpias – Police Department

1:44:27 Council Member Dalpias reported several updates from the Police Department. Firstly, a new Police Officer, Tyler Jackson, is set to join the Department soon. Jackson brings extensive experience from North Ogden City, Pleasant View, and Weber County, and has a background in canine and armory operations. Additionally, Council Member Dalpias shared information from Chief Eynon regarding the Flock system, a surveillance tool used by the police. The Chief provided details about the system's quarterly audits and policies governing access and data retention. These audits ensure that information accessed is relevant to investigations, and access is tiered and monitored. Council Member Dalpias will forward the detailed policy and audit information to the Council. Mayor Berube suggested pursuing an independent audit of Flock to ensure compliance with policies and to verify that data retention practices are followed correctly. Council Member Dalpias agreed to follow up on this request.

b. Council Member Cevering – Building and Planning Departments

1:48:57 Council Member Cevering reported on several updates received from CED Director Scott Hess. The Village at Prominence Point Trail is complete, and the two apartment buildings there will soon receive their Certificates of Occupancy. He reported that upcoming developments are progressing in the City. Additionally, work is ongoing at Cooperstown, located south of the Cold Water Animal Hospital, and building permits are being processed efficiently.

c. Council Member Barker – Parks Department

1:49:52 Council Member Barker requested to provide his report for the Parks Department at the next Council Meeting.

12. PUBLIC COMMENTS

No public comment was made.

13. MAYOR/COUNCIL/STAFF COMMENTS

1:51:58 Council Member Pulver expressed concern about the high-density development west of Washington Blvd, particularly between 1700 North and 1500 North, and at Cooperstown. He noted a lack of essential amenities, like gas stations and grocery stores, in these high-density areas, which affects the walkability of the City. He emphasized the need for better commercial planning to support the growing population. Mayor Berube acknowledged the need for commercial development and mentioned potential interest in a gas station. He noted that some commercial parcels are separate and might be challenging to develop together. City Manager/Attorney Jon Call agreed to follow up with relevant parties to address these concerns.

1:54:42 City Manager/Attorney Jon Call announced that the updated City Code, covering Chapters 1 through 10 (excluding Chapter 3), will soon be ready for review. It will be sent to the Council and posted on the website for public access, with a 2-3 week review period expected due to its length.
Regarding the Connection Magazine, Jon Call mentioned that the September issue has not yet been released, and while there will be an October issue, its format may be smaller. The Mayor or a Council Member needs to prepare a message for the October issue and the upcoming newsletter. Mayor Berube suggested working with the Council to draft this message, which can be used in both the Connection Magazine and the newsletter.

14. ADJOURNMENT

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 7:58 p.m.

_____
S. Neal Berube, Mayor

_____
Rian Santoro
City Recorder

_____
Date Approved

DRAFT

NORTH OGDEN CITY
SETTLED 1851

Staff Report to the North Ogden City Redevelopment Agency

SYNOPSIS / APPLICATION INFORMATION

Application Request:	Discussion and Rating and Ranking of the 2024 RDA Grant Applications
Agenda Date:	October 1, 2024
Applicant:	Planning Department Staff
File Number:	N/A

PUBLIC NOTICE:

Mailed Notice:	
Newspaper:	
City Website:	September 27, 2024

STAFF INFORMATION

Scott A. Hess
shess@nogden.org
(801) 737-9841

BACKGROUND

The North Ogden City Redevelopment Agency allocated remaining funds to a Grant program. In Spring and early summer of 2024, local businesses and property owners applied to the RDA Grant Program. The City Council, acting as the RDA Board, reviewed the submitted proposals on August 27, 2024. City Staff have prepared Rating and Ranking (see Exhibit B). The Rating and Ranking Criteria have been developed based on the Impact and Financial Benefit to the City. Staff reviewed outside agency rating and ranking criteria, and developed this for the RDA Board's consideration. Staff is open to discussion on the Rating and Ranking Criteria, and understands that the Council and RDA Board are looking for a decision on the funding by the end of the year.

Staff is asking the RDA Board to review the applications (See Exhibit A), and come to the Work Session prepared with a list of rated and ranked applications. Staff will review the rankings with the RDA Board and will compile the ranked projects for Discussion and Action at the City Council/RDA Board meeting on October 8, 2024. If there are any questions prior to the meeting, please contact Scott Hess, at shess@nogden.org.

Recommended Rating and Ranking Criteria:

RDA Rating and Ranking (top score 60)

RDA FIT

	10	**5**	**1**
Importance of Issue, Fit with RDA Mission, Clarity of Goals	Proposal that address very important community issues, has a strong fit with RDA's mission, and describes exciting and clear goals.	Proposals that address important community issues, have a good fit with the RDA mission, and includes clear goals.	Proposals that do not clearly describe the challenge/opportunity, address less important community issues, do not have a clear fit with the RDA mission, and has unclear goals.

	5	3	1
Fit with Board Priorities	Strongest	Good	Unclear or Low

PROJECT BUDGET

	10	5	1
Clarity and Impactful Use of Funds	Clearly describes use of dollars; shows highly effective use of dollars, limited leverage	Budget understandable and good use of RDA dollars; good leverage	Not clear on how dollars will be used - Poor use of RDA dollars; strongest leverage

IMPACT SCORES

	5	3	1
Reach	Strongest	Good	Unclear or Low

	5	3	1
Financial Impact or Benefit to the City	Strongest	Good	Unclear or Low

	5	3	1
Community Engagement	Strongest	Good	Unclear or Low

	5	3	1

Collaboration and Partnerships	Strongest	Good	Unclear or Low

	10 - 7 Points	6-3 Points	2-1 Points
Overall Community Impact	Exciting Potential to build stronger community; Strong long-term impact: High North Ogden City involvement	Good potential to build stronger community; Average long-term impact; Moderate North Ogden City involvement	Limited apparent impact for community; Low North Ogden City involvement

	5	3	1
Organizational Sustainability	Strongest	Good	Unclear or Low

STAFF RECOMMENDATION

Staff requests that the City Council, acting as the RDA Board, review the applications in Exhibit A, and come prepared for the Work Session with Rated and Ranked applications. This will be a discussion item with no final decisions made at the October 1, 2024 Work Session.

EXHIBITS

A. RDA Grant Applications
B. RDA Rating and Ranking – 2024 Grant Program

Project Title	First	Last
All Aflutter LLC	Linda	Vandiver
Big O Tires	Jason	Westbroek
Cannery (Existing Building)	Shawn	Maynard
Cannery (New Warehouse)	Shawn	Maynard
DML Campus (Northen Ice)	David	Gordon, PhD
Jones Shirts and Signs	Jenice	Jones
Lock It Up Storage	Dan	Nixon
Mark Ellis	Mark	Ellis
No Ogden Parks Dept	Jaime	Gil
No Ogden Washington Blvd Improvements	Eric	Casperson
North Ogden Plaza	Dave	Meents
Pizza Pie Café	Dausuai	Zhang
Poolwerx	Kevin	Linsley

Address	Project	Amount
1933 N. 400 E.	Parking Lot improvements - Address potholes, safety issues, excessive wear, safety hazards,	$ 37,250.00
1893 N. 400 E.	1. Widen parking lot approach on 1900 N from 40' to 50'. 2. Install an underground storm drain to relieve current detention pond and add storm drains to accommodate the leaking wells on property. 3. Redesign parking lot and green space to make better use of property and to add parking stalls. 4. Update the exterior of building and possibly update signage.	$ 200,000.00
380 E. 2000 N.	Sidewalk Enhancement, Parking Lot, Façade, Landscaping, Water Tower Feature	$ 997,000.00
380 E. 2000 N.	2000 N. Road and Curb alignment, site water issues, landscaping, block fencing, façade improvements to match existing Cannery Bldg.	$ 860,000.00
300 E. 2650 N.	Property grading, Landscaping, Lighting, Curb and Gutter, Sidewalk, Parking Lot improvements	$ 134,000.00
430 E. 1900 N.	Building Façade improvements on the southern most building at the North Ogden Plaza.	$ 378,000.00
1903 N. 400 E.	Concrete Trail along Cold Water Creek, Trailheead and Signage, Retaining Wall, Architectural upgrades to new Commercial building, water wise landscaping.	$ 414,123.00
433 E. 2050 N.	Sidewalk replacement and landscaping	$ 7,000.00
Corner of Pleasant View Dr. and 400 E.	Bicentennial Park and 300 E. xeriscaping and irrigation improvements.	$ 266,500.00
Washington Blvd. from 1700 N. to 2650 N.	Washington Blvd. 10 foot wide sidewalk enhancement, irrigation, and landscaping from 1700 N. to 2650 N.	$ 2,542,000.00
1964 N. 400 E.	North Ogden Plaza overall improvements: 1. Parking lot improvements 2. Landscaping: Grass or Xeriscaping 3. Building façade improvements 4. Street sign improvements	$ 141,000.00
1970 N. Washington Blvd.	Building Revitalization and Roof Repair	$ 24,125.00
2636 N. Washington Blvd.	Reimbursement of Parking Lot, building facade, landscape, and architectural elements improvements	$ 115,989.00
	Total RDA Request	**$ 6,116,987.00**

Match Percentage	Email	Phone
	birds@all-aflutter.com	801-913-2762
	store044261@bigostores.com	801-510-2263
	shawn@bullfrogspasnorth.com	c.801-458-4328 w.801-737-4515
	shawn@bullfrogspasnorth.com	c.801-458-4328 w.801-737-4515
	david.g@dmlcampus.com	c.801-391-5479 w.801-782-6879
	art@shirtsnsigns.com	801-737-5196
	dan@lockitup.com	801-393-8000
	innovativehomes@gmail.com	801-388-4066
	jgil@nogden.org	801-737-9712
	ecasperson@nogden.org	801-737-3308
	rubyredvet@aol.com	801-644-2772
	daoshuaizhang@msn.com	385-244-1923
	kevin.linsley@poolwerx.com	801-391-7653

Does this project generate new property tax or sales tax revenue?

Aesthetics

What will this investment return for the City?

RDA Rating and Ranking (top score 60)

RDA FIT

	10	**5**
Importance of Issue, Fit with RDA Mission, Clarity of Goals	Proposal that address very important community issues, has a strong fit with RDA's mission, and describes exciting and clear goals.	Proposals that address important community issues, have a good fit with the RDA mission, and includes clear goals.

	5	3
Fit with Board Priorities	Strongest	Good

PROJECT BUDGET

	10	5
Clarity and Impactful Use of Funds	Clearly describes use of dollard; shows highly effective use of dollars, limited leverage	Budget understandable and good use of RDA dollars; good leverage

IMPACT SCORES

	5	3
Reach	Strongest	Good

	5	3
Financial Impact or Benefit to the City	Strongest	Good

	5	3
Community Engagement	Strongest	Good

	5	3
Collaboration and Partnerships	Strongest	Good

	10 - 7 Points	6-3 Points
Overall Community Impact	Exciting Potential to build stronger community; Strong long-term impact: High North Ogden City involvement	Good potential to build stronger community; Average long-term impact; Moderate North Ogden City involvement

	5	3
Organizational Sustainability	Strongest	Good

NORTH OGDEN CITY
SETTLED 1851

1
Proposals that do not clearly describe the challenge/opportunity, address less important community issues, do not have a clear fit with the RDA mission, and has unclear goals.

1
Unclear or Low

1
Not clear on how dollars will be used - Poor use of RDA dollars; strongest leverage

1
Unclear or Low

1
Unclear or Low

1
Unclear or Low

1
Unclear or Low

2-1 Points
Limited apparent impact for community; Low North Ogden City involvement

1
Unclear or Low

J. Miller Asphalt Services, LLP
773 East 2450 North
Ogden, UT 84414 US
+1 8019174437
info@jmillerasphalt.com
jmillerasphalt.com

Estimate

ADDRESS
Linda Vandiver
1933 N. Washington Blvd.
North Ogden, UT 84414 USA

ESTIMATE # 1519
DATE 06/26/2024
EXPIRATION DATE 07/26/2024

	DESCRIPTION	QTY	RATE	AMOUNT
Remove and Replace	Remove existing asphalt. Remove 8" of existing vegetation and material on north side of building. Remove chain link dumpster enclosure. Grade and compact 5" of road base material to north side of building. Repair any low or saturated areas with new road base material. Pave and compact 3" of hot mix asphalt to (Approx. 5,150 sqft.). Work to be completed in area marked green on the attached map.	5,150	5.70	29,355.00

J. Miller Asphalt Services will require a 50% deposit before work begins.

Thank you for considering J. Miller Asphalt for your project!

TOTAL **$29,355.00**

Accepted By

Accepted Date

BID GOOD FOR 30 DAYS. Pricing is based on current market and is subject to change with price increases from manufacturers. Material and work to be completed as specified. Changes will be executed upon written orders and may change the cost as outlined above. Payment i on receipt of invoice.

RD Paving & Excavating

765 E 375 N
Morgan, UT 84050
801-710-7373
rdpaving68@gmail.com

Estimate

ADDRESS
Linda Vandiver
1933 N 400 E
Ogden, Utah

ESTIMATE 171
DATE 06/27/2024
EXPIRATION DATE 07/27/2024

DATE		DESCRIPTION	QTY	RATE	AMOUNT
06/27/2024	Paving	Ex-out and remove existing material, supply and place road base as needed, supply and place 3" compacted asphalt (1/2" HMA)	6,058	3.40	20,597.20

Contact RD Paving Excavating to pay. Please send check to 765 E 375 N Morgan, UT 84050

TOTAL **$20,597.20**

Accepted By

Accepted Date

Linda Vandiver
All Aflutter LLC
1933 N 400 E
North Ogden City, UT, 84414
birds@all-aflutter.com
801-782-6771 (L), 801-913-2762 (M)
06/28/2024

North Ogden Redevelopment Agency

To Whom It May Concern,

I am writing to express my intent to apply for the Physical Infrastructure Improvement Grant (RDA) to fund the replacement of the parking lot at All Aflutter. This project is crucial as our current parking lot has deteriorated significantly over time, necessitating immediate replacement due to safety concerns and operational inefficiencies.

The current parking lot, which has not undergone substantial renovation for over many years, suffers from multiple issues including recurring repairs, an uneven grade, and extensive wear that pose serious safety hazards to our employees, customers, and visitors. The uneven surface has caused several incidents of tripping and falling, escalating the urgency of this project to mitigate liability risks and ensure a safe environment.

The proposed infrastructure project entails a comprehensive replacement of the existing parking lot, addressing all underlying issues to conform to safety standards and enhance accessibility. The initial budget for this project is estimated between $20,500 and $37,250, inclusive of materials, labor costs, and contingency provisions to accommodate unforeseen circumstances.

We plan to initiate the project by the end of July or by the first week of August 2024, aiming for completion within two weeks. Attached to this letter are three separate bids from reputable contractors detailing their proposed scope of work, materials to be used, and cost breakdowns. These bids demonstrate competitive pricing and commitment to quality, ensuring the efficient utilization of grant funds.

The replacement of our parking lot is essential to maintaining the safety and accessibility standards required for our business operations. By securing funding through the RDA grant, we aim not only to address immediate safety concerns but also to enhance the overall appearance and functionality of our business premises.

Thank you for considering our application. Should you require any further information or documentation, please do not hesitate to contact me at 801-913-2762 or birds@all-aflutter.com. We look forward to the opportunity to contribute positively to our community with your support.

Sincerely,

Linda Vandiver
Owner / Operator
All Aflutter LLC

Attachments:

- Three separate bids from contractors
- Supporting documents as required

COMPLETELY FILL IN ALL BLANK AREAS OF THIS CONTRACT BEFORE RETURNING FOR ACCEPTANCE

Sumsion Construction L.C.
DBA Eckles Paving
P.O. Box 68
Springville, Utah 84663
Jake's Cell Phone 385-315-8681
Phone 801-225-3715

Buyer/ Rep.	Linda Vandiber - All Aflutter	**Bid Proposal Date:**	6/26/2024
Billing Address	1933 N 400 E	**Project Address**	1933 N 400 E
City, State, Zip	North Ogden UT	**City, State, Zip**	North Ogden UT
Phone Number	801-913-2762	**Name Of Owner**	Linda Vandiber - All Aflutter
E-MAIL	vandiver8@xmission.com	**Job #**	JSH24141

Bid Proposal

Sumsion Construction L.C., a Utah limited liability company d/b/a Eckles Paving (the "***Company***"), will furnish the materials and services described herein (collectively, the "***Services***") to the person indicated above ("***Buyer***") at the job site designated above in a commercially reasonable manner, subject to the terms and conditions set forth below and under the heading "***Terms and Conditions***." The Company will use commercially reasonable efforts to meet reasonable performance dates specified herein, if any; provided that any such dates shall be estimates only and the Company shall have no liability for failing to meet any such dates.

THE COMPANY MAY WITHDRAW THIS BID PROPOSAL, UNLESS WRITTEN ACCEPTANCE IS RECEIVED FROM BUYER WITHIN 15 DAYS OF THE BID PROPOSAL DATE SET FORTH ABOVE. TO ASSURE THAT THE SERVICES ARE SCHEDULED IN A TIMELY MANNER, PLEASE REMIT THIS SIGNED BID PROPOSAL AS SOON AS POSSIBLE.

Description of Work	Quantity	Units		Unit Price	Estimated Totals
Excavate / Remove / Haul off 3" thick asphalt.	**5,200**	**SF**	**@**	**$ 0.90**	**$ 4,680.00**
Excavate Remove and haul off 7" old roadbase. Furnish / Place / Compact 6" of roadbase	**5,200**	**SF**	**@**	**$ 2.98**	**$ 15,496.00**
Furnish / Place / Compact 4" thick asphalt in one lift (1/2" commercial mix)	**5,200**	**SF**	**@**	**$ 3.18**	**$ 16,536.00**
Layout / Restripe parking lot in YELLOW or WHITE paint to match existing layout (Up to 12 stalls, 1 Handicap stencils) (A second coat can be done 30 days later upon request, this will help eliminate black/scuff marks, please ask for pricing)	**1**	**LS**	**@**	**$ 500.00**	**$ 500.00**
			GRAND TOTAL		**$ 37,212.00**

NOTE: Price includes all discounts from 10% off flyer promotion. Pricing does not include subgrade repair unless specifically noted.

In consideration for the Services, Buyer agrees to pay all amounts set forth above, subject to adjustment as described herein, plus any additional costs and charges that arise in the course of performing the Company's obligations hereunder; provided that the Company will use commercially reasonable efforts to give Buyer notice of such costs and charges (to the extent material) prior to the incurrence thereof.

In addition, Buyer agrees as follows: (a) to the extent any amount herein is specified as a per-unit or square foot price, Buyer acknowledges and agrees that such amount is an approximation only that that Buyer will be responsible to pay for the actual completed amount thereof (as determined by field measurement); (b) if subgrade/roadbase preparation work is done by third parties and actual depth of asphalt is greater than the depth specified above, Buyer will be billed for all overrun of roadbase/asphalt materials on a per-ton basis in accordance with the Company's going rates; (c) the contract price is based on the estimated price of materials as of the date hereof; Buyer acknowledges and agrees that such amount is an estimate only that that Buyer will be responsible to pay for the actual cost of such materials; (d) the contract price assumes that all concrete is without rebar, and if any rebar is found, then the contract price will be increased accordingly; (e) the Services expressly exclude all dewatering and hard rock digging; provided that, if encountered, the Company may agree to perform such services on a time and materials basis; (f) no cost for bonds, permits, licenses, fees, engineering, survey, traffic control, saw cutting, sterilant, striping, asphalt removal with petromat fabric, or prime coat are included in this Bid Proposal unless specifically indicated; and (g) unless explicitly set forth above, the contract price set forth herein contemplates a single mobilization; Buyer will incur a $1000 fee for each additional mobilization.

All invoiced amounts are due and payable, without retention or setoff, on the date of the applicable invoice (regardless of whether the Services have been

completed). Payment shall be made at the Company's principal office in Mapleton, Utah in cash or check – CREDIT AND DEBIT CARDS ARE NOT ACCEPTED. Buyer is responsible for all sales, use and excise taxes, and any similar taxes, duties, and charges of any kind imposed by any governmental authority on amounts payable by Buyer hereunder. Any amounts that remain unpaid for more than fifteen (15) days shall be deemed past due and shall accrue interest at a rate of 1.5% per month (18% per annum) until paid in full. Buyer agrees to be fully responsible for all collection, attorneys' fees, lien fees, and court costs incurred by the Company in connection with the collection of any unpaid and past due amounts, including accrued interest, whether or not legal proceedings are instituted.

Respectfully submitted by _____ Authorized Representative

Jacob Heiniger, Estimator

Acceptance of Bid Proposal

The undersigned hereby (1) authorizes the Company and its representatives to perform the Services and acquire the materials described herein, (2) acknowledges and agrees that the undersigned has read, understood and agrees (on behalf of itself and Buyer) to be bound by the Terms and Conditions set forth below, and acknowledges that such Terms and Conditions are a part of this Bid Proposal and are incorporated herein, and (3) unconditionally and individually guarantees the performance of Buyer's obligations hereunder, including payment and performance of all amounts due to the Company in connection herewith, without regard to the financial status or solvency of Buyer. This signed Bid Proposal must be delivered to the Company at its principal office in Mapleton, Utah.

Buyer/Agent Print Name _____

Buyer/Agent Signature _____

Date _____

Terms and Conditions

This Bid Proposal, which includes these Terms and Conditions, supersedes and replaces any and all prior or contemporaneous understandings, promises, negotiations, communications, representations, or warranties that may have been provided to Buyer, express or implied, written or oral; provided that the express terms set forth above shall prevail to the extent inconsistent with these Terms and Conditions. The Company's provision of the Services does not constitute acceptance of any of Buyer's terms and conditions set forth in a separate document and such terms and conditions do not serve to modify or amend the terms of this Bid Proposal.

BUYER OBLIGATIONS. Buyer will cooperate with the Company in all matters related to the Services and respond promptly to any Company request to provide direction, information, approvals, authorizations, or decisions that are reasonably necessary for the Company to provide the Services, and the Company shall have no liability with respect to any such direction, information, approvals, authorizations, or decisions made or provided by Buyer or its apparent representatives, regardless of any written or oral advice or representation made by the Company or its representatives with respect to the subject matter thereof. In addition to the foregoing, to the extent the Company's performance hereunder is prevented or delayed by any act or omission by Buyer or its representatives, the Company will not be liable for any costs, charges, or losses sustained or incurred by Buyer, directly or indirectly, in connection with such prevention or delay.

PROJECT PLANS/SPECIFICATIONS. To the extent the project for which the Services are rendered is described in any plans and/or specifications, Buyer represents and warrants that Buyer has provided all such plans and/or specifications to the Company. Buyer acknowledges that any change to such plans and/or specifications (or the provision of plans/specifications not otherwise contemplated hereby) may result in an adjustment to the contract price set forth herein and Buyer agrees to promptly execute all change orders prepared by the Company reflecting such changes and/or price adjustments as a condition of the Company's continued provision of the Services. Notwithstanding anything to the contrary, Buyer acknowledges and agrees that the Company is not an engineering firm and is not responsible for engineering-related liabilities and that Buyer is responsible to acquiring qualified third-party engineering services in connection with the Services.

OPTION TO SUBCONTRACT. Company may, without Buyer's consent, utilize agents or subcontractors in connection with the performance of the work.

CHANGES. Except as otherwise set forth herein, any modification to the Services as described herein that increase the contract price or other costs must be approved by the Company in writing (which approval will not be unreasonably withheld) and such increased price and/or costs shall be invoiced to Buyer. Any change that may result in the reduction of Services, and any corresponding reduction to the contract price, will be negotiated in good faith by the parties; provided that Buyer will be responsible to pay for all materials acquired by the Company in connection with the Services.

DELAYS. The Company shall not be responsible for any delays in the performance of the Services or damage to materials due to labor disputes, weather (additional charges will apply for cold weather paving after October 15th), shortages in material, equipment or labor, acts of God or any other cause beyond the Company's reasonable control. In the event of any such delay, and to the extent reasonably possible, the Company shall complete the Services at the next available opportunity. In the event the Company elects not to perform any further Services as a result of such delay, Buyer shall pay the Company for that portion of the Services rendered prior to the occurrence of such delay, and the Company shall otherwise be fully relieved of all of its duties and responsibilities hereunder without liability to Buyer. Without limiting the foregoing, (a) if the Company is unable to begin performance of the Services on the scheduled date due to the action or inaction of Buyer or its representatives, the entire contract amount set forth herein shall be immediately due and payable, and (b) delays otherwise caused by Buyer or its representatives, directly or indirectly, shall result in all amounts accrued hereunder as of the date thereof to be immediately due and payable.

UTILITIES. Buyer is solely responsible for locating, disconnecting, and capping off all utilities prior to the Company's provision of the Services. The Company is not responsible for damage to any utilities.

PREMISES. Buyer represents and warrants that Buyer either is the owner of the premises where the Services will be rendered or has written authorization from the owner thereof and authority approve this Bid Proposal. Buyer shall be responsible to direct the Company's representatives as to proper ingress and egress of such premises. To the extent that such direction is followed or no direction is given, the Company shall not be responsible for any damage to such premises or adjacent property, including damage to curbs, gutters and sidewalks. The Company will charge Buyer an additional $75 per vehicle located on such premises that the Company is required to tow or relocate in order to perform the Services. BUYER WILL BE SOLELY LIABLE FOR ANY DAMAGE TO SUCH VEHICLES OR SURROUNDING PROPERTY.

TIME OF PERFORMANCE. Unless otherwise specified above, the Services shall be performed Monday through Friday, excluding holidays, during customary daytime hours.

PERMITS. The Company is not responsible to acquire any permits relating to the Services. Buyer is responsible for timely acquiring all such permits and all costs incurred by the Company in connection with Buyer's failure to properly obtain all such permits.

LIMITED WARRANTY. Limited warranty. Eckles Paving hereby warrants materials or workmanship for a period of one year, from the date of installation, subject to the warranty limitations and warranty conditions set out herein. Written notice of any defect in the materials and/or workmanship of the Company or nonconformity with the terms of this Bid Proposal must be given to the Company at its address set forth above not later than five (5) days after the completion of the Services. Failure to provide such written notice within such 5-day period shall constitute an unconditional waiver of any such defect or nonconformity. Buyer's sole remedy in connection with the foregoing limited warranty shall be limited to either the repair or replacement of the defect or nonconformity or, by agreement of the parties, a credit to Buyer's account with respect thereto; provided that (a) such limited warranty shall not apply if (i) the defect or nonconformity resulted, directly or indirectly, from the actions or inactions of Buyer or any third party, (ii) proper testing is not completed on subgrade/roadbase placed by a third party, (iii) asphalt placing is done before April 15 or after October 15 of each year (or asphalt maintenance is done before May 1 or after October 1), (iv) seal coat delamination results from previous underlayment or puddling, (v) related to drainage on any overlays or (vi) spalling is caused from salting concrete surface, (vii) new concrete is driven on in less than 7 days from placement ; and (b) the Company shall be allotted a reasonable amount of time to evaluate and complete any such repair or replacement. The foregoing limited warranty shall also not apply to drainage if a minimum slope of 2% is not attainable based on existing site conditions. THE FOREGOING LIMITED WARRANTY REPRESENTS THE COMPLETE WARRANTY OFFERED BY THE COMPANY. EXCEPT AS SET FORTH ABOVE, THE COMPANY MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE GOODS AND SERVICES OFFERED BY THE COMPANY, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE, OR OTHERWISE.

CONCRETE WARRANTY. Limited warranty. Eckles Paving hereby warrants your concrete surface against any surface peeling or scaling that results from inferior materials or workmanship for a period of one year, from the date of installation, subject to the warranty limitations and warranty conditions set out herein. **Warranty Conditions.** The foregoing warranties are subject to the following conditions: 1. The concrete limited warranty excludes cracking. 2. This limited warranty does not cover any peeling or scaling that results from use of chemicals or deicers. 3. The concrete limited warranty excludes any variations of color in the finished surface. Extenders and additives that are incorporated into mixed concrete can cause some areas of the finished surface to be a darker shade than other areas. 4. The concrete limited warranty does not cover damage caused by impact or exposure or contact with any foreign substance or any other mistreatment of the surface. 5. The concrete limited warranty excludes cracking, raising, shifting or settling caused by sub surface ground conditions including underground root growth or any other subsurface issue. **Warranty Limitation.** The liability of Eckles Paving under this warranty will be limited to the repair or replacement of the defective area only. **PROPER CARE AND USE OF CONCRETE SURFACES**: It is important to care for the surface properly to ensure its longevity. The following should be observed: 1. Re-seal concrete every 2-3 years to prevent surface deterioration. Good quality sealer can be purchased at most home improvement supply stores. 2. Concrete should never be exposed to salt or other deicer chemicals. Use sand.

LIMITATION OF LIABILITY. WITHOUT LIMITING ANY OTHER PROVISION HEREOF, IN NO EVENT SHALL THE COMPANY BE LIABLE TO BUYER OR TO ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE OR PROFIT OR DIMINUTION IN VALUE, OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT THE COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. SUBJECT TO APPLICABLE LAW, IN NO EVENT SHALL THE COMPANY'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS BID PROPOSAL, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED THE CONTRACT AMOUNT SET FORTH HEREIN.

SITE CONDITIONS. The Company assumes no risk, and shall not be liable for, undisclosed and unforeseen conditions on the premises where the Services are rendered, including hazardous waste, soft subgrade, and/or water table problems. In addition, the Company is not responsible in any way for any (a) subgrade/roadbase placed by Buyer or any third party or the effect that unsuitable subgrade/roadbase might have on newly placed asphalt, or (b) damage to existing sprinkler lines resulting from the Services (and, in any case, the Company will not be responsible for moving such sprinkler lines prior to or in connection with the Services unless otherwise agreed in writing).

ADA COMPLIANCE. The Company will not be responsible, and will not assume any liability, for compliance with the Americans with Disabilities Act, as amended, unless this Bid Proposal reflects, and Buyer provides, an engineered plan that provides for a compliant layout. Except as otherwise set forth above, striping and sloping will match existing striping and sloping.

WATER. Buyer is responsible to provide an adequate water source at the premises. If a sufficient water source is not provided, Buyer shall be responsible for the cost of a fire hydrant meter and water used in connection therewith.

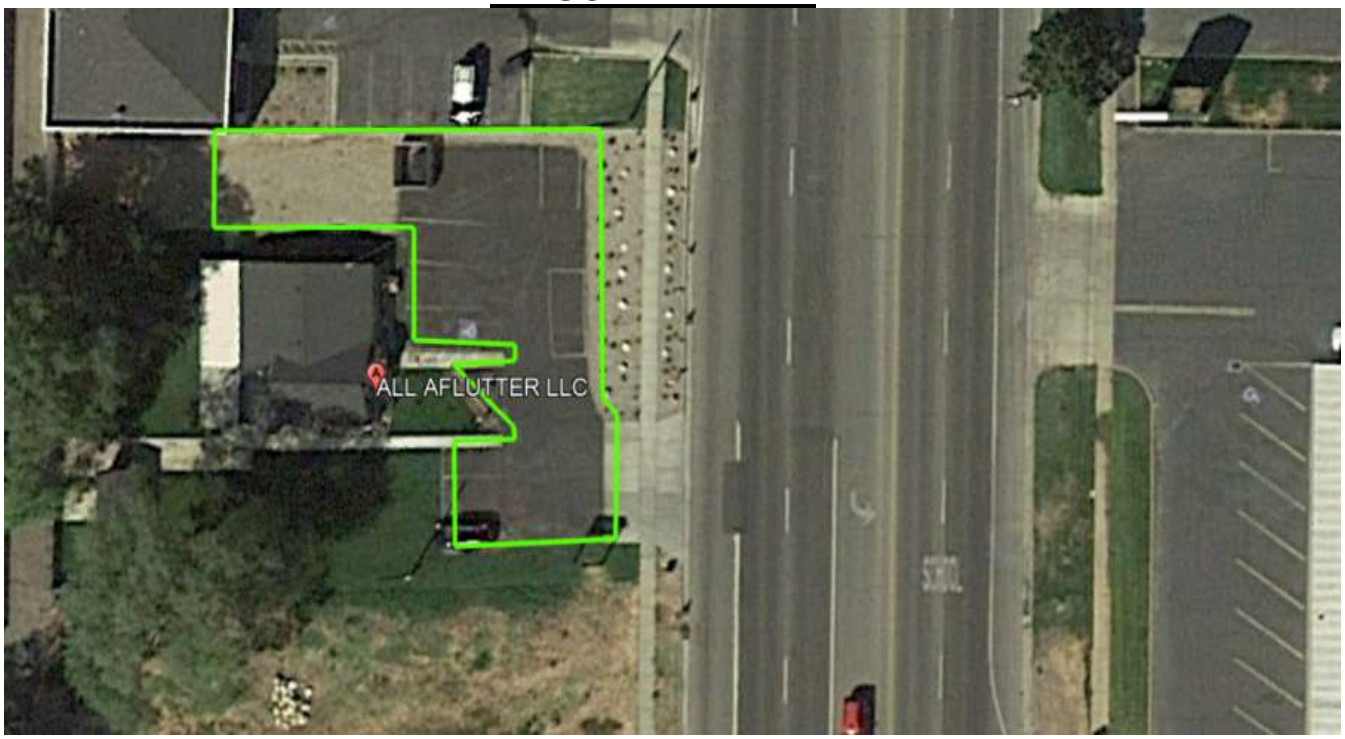
NONSOLICITATION. During the period commencing on the date hereof and ending one year following the completion of the Services, Buyer shall not, without the Company's prior written consent, directly or indirectly, (i) solicit or encourage any person to leave the employment or other service of the Company, or (ii) hire, on behalf of Buyer or any other person or entity, any person who has left the employment of the Company within the one year period following the completion of the Services. In the event of a breach of this provision, and recognizing that compensatory monetary damages resulting from such breach would be difficult to prove, Buyer will be liable to the Company for liquidated damages in an amount equal to such employee or service provider's compensation from the Company during the 12-month period ending on the termination of such employee's employment with or service provider's services to the Company.

PUBLICITY. The Company shall have the right to use Buyer's name and the Services in connection with any referral to potential customers or as examples of the Company's work product.

NO MODIFICATION. Except as explicitly set forth above, Buyer acknowledges and agree that (a) no agent, representative, employee or officer of the Company is authorized to waive or modify any of the terms of this Bid Proposal, and (b) no representation, promise, description of goods or services, or affirmation of fact made by an agent, representative, employee, or officer of the Company shall be effective to waive or modify any of the terms of this Bid Proposal.

GENERAL PROVISIONS. All matters arising out of or relating to this Bid Proposal and any goods or services relating hereto are governed by and construed in accordance with the internal laws of the State of Utah without giving effect to any conflict of law provision. Any legal suit, action, or proceeding arising out of or relating to this proposal or the Services shall be instituted in the state or federal courts located in Utah County, Utah and each party irrevocably submits to the exclusive jurisdiction of such courts. If any term or provision of this Bid Proposal is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Bid Proposal. Any failure on the part of a party to exercise any right or to enforce any of the terms of this Bid Proposal shall not affect such party's rights nor act as a waiver with respect to other future occurrences. This Bid Proposal is for the sole benefit of the parties hereto and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Bid Proposal. In any action or proceeding to enforce rights under this Bid Proposal, the prevailing party will be entitled to recover costs and attorneys' fees. Buyer hereby irrevocably waives the right to trial by jury in any claim arising out of or releating to this bid proposal.

PROJECT PLAN



Linda Vandiver
All Aflutter LLC
1933 N 400 E
North Ogden City, UT, 84414
birds@all-aflutter.com
801-782-6771 (L), 801-913-2762 (M)
06/28/2024

North Ogden Redevelopment Agency

To Whom It May Concern,

I am writing to express my intent to apply for the Physical Infrastructure Improvement Grant (RDA) to fund the replacement of the parking lot at All Aflutter. This project is crucial as our current parking lot has deteriorated significantly over time, necessitating immediate replacement due to safety concerns and operational inefficiencies.

The current parking lot, which has not undergone substantial renovation for over many years, suffers from multiple issues including recurring repairs, an uneven grade, and extensive wear that pose serious safety hazards to our employees, customers, and visitors. The uneven surface has caused several incidents of tripping and falling, escalating the urgency of this project to mitigate liability risks and ensure a safe environment.

The proposed infrastructure project entails a comprehensive replacement of the existing parking lot, addressing all underlying issues to conform to safety standards and enhance accessibility. The initial budget for this project is estimated between $20,500 and $37,250, inclusive of materials, labor costs, and contingency provisions to accommodate unforeseen circumstances.

We plan to initiate the project by the end of July or by the first week of August 2024, aiming for completion within two weeks. Attached to this letter are three separate bids from reputable contractors detailing their proposed scope of work, materials to be used, and cost breakdowns. These bids demonstrate competitive pricing and commitment to quality, ensuring the efficient utilization of grant funds.

The replacement of our parking lot is essential to maintaining the safety and accessibility standards required for our business operations. By securing funding through the RDA grant, we aim not only to address immediate safety concerns but also to enhance the overall appearance and functionality of our business premises.

Thank you for considering our application. Should you require any further information or documentation, please do not hesitate to contact me at 801-913-2762 or birds@all-aflutter.com. We look forward to the opportunity to contribute positively to our community with your support.

Sincerely,

Linda W. Vandiver

Linda Vandiver
Owner / Operator
All Aflutter LLC

Attachments:

- Three separate bids from contractors
- Supporting documents as required

05/29/2024

North Ogden Redevelopment Agency Grant

If we were able to get this grant it would help us update our parking lot to hopefully gain more parking stalls and improve the overall look of our parking lot. It would also help us resolve a problem that we currently have with 2 water wells that are leaking on our property that North Ogden City owns the water rights to and paid to have the wells capped in October of 1998.

We would like to

1. Widen our approach on 1900 N from 40' to 50'.

2. Install an underground storm drain to relieve our current detention pond and add storm drains to accommodate the leaking wells on our property.

3. Redesign our parking lot and green space to make better use of our property and to add parking stalls.

4. Update the exterior of our building and possibly update our signage.

I don't have a budget or timeline available for these projects currently. If I can answer any questions, please feel free to contact me.

Thank you for your time and consideration,

Jason R. Westbroek
J & J Tires and Service, L.L.C.
dba North View Big O Tires
1893 North 400 East
North Ogden, Utah 84414-7228
Email: store044261@bigostores.com
Mobile: (801)510-2263
Store: (801)737-4781
Fax: (801)737-4783

04/05/2024

North Ogden Redevelopment Agency Grant

If we were able to get this grant it would help us update our parking lot to hopefully gain more parking stalls and improve the overall look of our parking lot. It would also help us resolve a problem that we currently have with 2 water wells that are leaking on our property that North Ogden City owns the water rights to and paid to have the wells capped in October of 1998. We are currently leaking 2-3 gallons of water per minute through our sidewalk at our north entrance. The water is running down the gutter and is visible for 2 blocks.

North Ogden City hired Widdison Well Services to cap 5 wells on our property in 1998, 1 year before my brother Mike Westbroek purchased this property. Widdison Well Services were able to successfully cap 3 of the 5 wells. They were unable to cap 2 of the wells and decided along with North Ogden City that the best solution was to do a drainage system that connected those 2 wells with the storm drains. One of those wells is still visible on the northwest side of our driveway, it is about 6 inches above the grass. The other well is in the northeast area of our parking lot. We really don't notice too much water in this area, but the asphalt always fails in this area. We never knew why until we found out that this leaking well has been washing out the road base that was laid down under the asphalt.

We have been told that we could try again to cap these wells but most likely it would be unsuccessful again and that it would be a minimum of six figures. We were told the better solution would be to do a drainage system along the whole north side of our property and to connect it to a storm drain. At that time, we will need to redo our parking lot.

We are currently trying to get parking codes changed so that we can add more parking stalls to our parking lot. Since we are going to need to dig up our parking lot to fix the water issues, it makes more sense to do both at the same time. If we are able to get the codes changed to add more stalls, our next step would be to go back to the Planning Commission to see if we can relieve some or all of our detention pond to also add parking there. All our plans are taking more time to approve than we originally expected.

We currently don't have any plans or estimates available. I know we paid $70,000 to repave our parking lot 4-5 years ago so I'm afraid that to do this whole project properly might be $150,000 to $200,000, and maybe that is wishful thinking.

Thank you for your time and consideration,

Jason R. Westbroek
J & J Tires and Service, L.L.C.
dba North View Big O Tires
1893 North 400 East
North Ogden, Utah 84414-7228
Email: store044261@bigostores.com
Mobile: (801)510-2263
Store: (801)737-4781
Fax: (801)737-4783

Cannery Center North Ogden

Potential improvement of the Cannery Center with RDA Grant funds

1. Sidewalk Enhancement
    a. Along Washington Blvd between Cavanaughs & the 2000n corner. Between sidewalk & the parking lot- remove all the grass & replace with xeriscape
    b. Criteria met- #5,7,9,10,11
    c. Estimated Cost $5,000
2. Parking lot Enhancement
    a. Parking lot- - remove asphalt that needs replaced & regrade & re-asphalt to make positive drainage & prevent standing water in the parking lot.
    b. Make a better cross connection with Cavanaugh's parking lot
    c. Pour concrete “strip around perimeter of parking lot - include sprinklers/ lights/ plantings
    d. Install (north ogden) street lighting
    e. Install Planters & drip system for trees in parking lot.
    f. Speakers in Parking lot
    g. Criteria met-#4,5,7,8,9,10,11,13
    h. Estimated cost $280,000
3. Facade- against Washington Blvd
    a. Repair damaged brick
    b. Replace accent lighting on roof line
    c. Replace timber pergola with steel
    d. Criteria met- #3,5,8,
    e. Estimated cost $22,000
4. Facade- against 2000n-
    a. Replace shaker siding/ ,harristone, hardiboard, & vinyl siding with brick & metal.
    b. Remove the waferboard covering an opening in the brick & replace with a new door
    c. Replace timber pergola with steel
    d. Criteria met-#3,7,8,11,
    e. Estimated cost $270,000
5. Facade facing north- repair brick
    a. Criteria met- #3,5,8
    b. Estimated cost $20,000
6. Yard, grading, drainage, asphalt
    a. Criteria met- #4
    b. Estimated cost $200,000

Cannery Center North Ogden

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4. Facade- against 2000n-
    a. Replace shaker siding/ ,harristone, hardiboard, & vinyl siding with brick & metal.
    b. Replace waferboard covering opening in brick with proper door.
    c. Replace timber pergola with steel
    d. Criteria met-#3,7,8,11,
    e. Estimated cost $270,000
5. Facade facing north- repair brick
    a. Criteria met- #3,5,8
    b. Estimated cost $20,000
6. Yard, grading, drainage, asphalt
    a. Criteria met- #4
    b. Estimated cost $200,000
7. Yard. Landscaping along sidewalk
    a. Criteria met- #5,7,9,10,11
    b. Estimated cost $10,000
8. Remove existing structure on 2000n
    a. Criteria met-#1
    b. Estimated cost $10,000
9. Install Welcome to North Ogden Water Tower Feature
    a. Criteria met -#5
    b. Estimated cost $180,000

New warehouse

1. Road/ curb/ gutter adjustment to meet the correct location as required by North Ogden.
    a. $150,000
    b. Criteria met- 7,9,10,11
2. Remove existing structures in preparation for development
    a. $50,000
    b. Criteria met -1,
3. Deal with existing spring water issue
    a. $30,000
    b. Criteria met-4
4. Grade lot in preparation for development
    a. $20,000
    b. Criteria met-4
5. Install drain field to manage surface water
    a. $90,000
    b. Criteria met-4
6. Landscaping along 2000 north
    a. $30,000
    b. Criteria met-7
7. Cinder Block fence against neighbors
    a. $100,000
    b. Criteria met-10
8. Site work to deal with sewer line coming through property from the town houses
    a. $14,000
    b. Criteria met-4
9. Merge the 2 parcels together and manage any city/ county approvals, permits etc.
    a. $6,000
    b. Criteria met-2
10. Cover the building permit & water/ sewer/ storm fees associated with new building
    a. 20,000
    b. Criteria met -6,8
11. When the new building is constructed upgrade from standard finish material to Brick to match the Cannery Building
    a. $350,000
    b. Criteria met-5

DMLCampus
DocuMedia Learning Group Campus

Phone: (801) 782-6879

www.dmlcampus.com

Thank you for the opportunity to submit this project for grant consideration with this Letter of Interest.

Project Overview (1): This project is located on the east side of 300 East and Pleasant View Drive, south of the city wall, behind Lees Marketplace next to DMLCampus (Quality Quick Print and Northern Ice). This area has been in the Redevelopment Area since purchase and ground-breaking in 2006 for construction of the DMLCampus. Multiple businesses have used DMLCampus to launch or expand; outgrowing the available office suites. Northern Ice (NICE) was built in 2012-2013 and is a fixture in the community for family-friendly treats at a family-friendly location. Quality Quick Print (QQP) is another main-stay for the community for excellent customer service in a multitude of print/production products. Both NICE and QQP must do high volume sales quantities for a sustainable business revenue stream. Community members park in the DMLCampus parking lot to walk/bike the trails as well as employees (North Ogden citizens) and customers that has led to parking congestion and insufficient parking spots at times.

The location at 300 East and Pleasant View Drive has been noted as an entry area into the city in past Economic Development Committee meetings, and the property on the north side of Pleasant View Drive (next to city property and the old fire station) is slated to undergo development.

There are no streetlights on the corner in this area except those provided by DMLCampus and Lee's Marketplace further east. Over the years multiple thefts have occurred in this area as reported to Police, also vandalism, and teenagers seeking a dark corner to park.

I feel this proposed project will have a positive, community enhancing effect on the larger business area and an increase for the taxable base. It will help the area for coming development, increase safety, drainage, and create a more welcoming environment into the city. There are several parts for the overall project. Some of these parts are in progress and having the grant will accelerate to completion the overall project efforts in harmony with the RDA area and grant project objectives.

Grant Request Summary:

1. Remove excess north/east dirt and contour hill for weed removal and landscaping

2. Landscape and beautify corner/hill area between DMLCampus entrance and city wall (sprinkler system, trees, ground cover, gravel, etc.)

3. Install Lights - electrical utilities: conduit, wire, fixtures for two additional light poles along West side and power to the corner

4. Add curb and gutter to both sides matching existing for proper drainage into the storm-water system

5. Add sidewalk from existing end to north-side of property (existing city wall)

6. Add parking lot between curbing to the city wall for correct drainage and additional employee/patron/citizen parking

This effort was started and included in the approved DMLCampus 2006-2007 building permit plans for the property, and as possible, the components have been slowly progressed.

Sustainability: None of these project components will increase work efforts, funding requirements, or expenses for North Ogden city in future maintenance. DMLCampus will provide any future maintenance and upkeep for the components. It is believed this effort is a perfect RDA funds use as defined when it was initially started prior to DMLCampus construction and of which DMLCampus businesses have been contributing.

Additional Details: This section provides additional information for the six components above including notes on those tasks DMLCampus funds and completes as part of the overall Project efforts. The order is laid out in increasing dependency for the overall project parts (e.g., 1 is required before 2, 3, etc.).

1. (Grant) Excess Dirt Removal. When the city removed the houses on the property now occupied by Nelsen's Custard (2600 North), DMLCampus donated dirt for initial backfill. When the city built the north retaining wall, additional dirt was used in this construction. By completing this effort as the first component of this project, the remaining items are feasible and one of the major objectives is accomplished for the beautification and infrastructure placement. It is requested this effort be accomplished through the grant funding. If the city still needs dirt, this is available for use.

2. (DML) Landscaping. DMLCampus will undertake installing landscaping to include sprinkler system, trees, weed removal, rock, and ground cover/plantings for this city entrance area. The sloping desired is to match the existing contour from the sidewalk down to the to-be-installed curb and gutter. The goal is to add trees and landscaping products to beautify the whole hill side from DMLCampus entrance to the city wall. DMLCampus will fund this effort.

3. (DML) Electrical Utilities for Light poles and power. DMLCampus will undertake this portion for installing electrical conduit, wire, light poles, and other system infrastructure components to bring light/power to that portion of the project. DMLCampus has started this effort but cannot conclude it due to constraint identified. Other infrastructure investment already placed is sewer to the north side, electrical main conduit to north side (ready for Rocky Mountain box circuit), water line for city (95% run). The remaining 5% will be accomplished by DMLCampus prior to east curb installation.

4. (Grant) Curb/Gutter. For the landscaping, contouring, and drainage, gutters will be needed below the landscaping area and eastern side. It is requested the curb/gutter follow the existing contour for a smooth transition from the existing curb/gutter to the city wall allowing for correct drainage into the stormwater system installed by DMLCampus. This drainage will make the area more usable for year-round activities.

5. (Grant) Sidewalk. Adding sidewalk next to the curb/gutter on the eastern side to tie the existing sidewalk north to the city wall creates a defined walkable space and benefits for patrons of the area.

6. (Grant) Parking Lot. The final portion laying asphalt between the curb/gutter on both sides to the city wall completes the project efforts. This will create the parking space needed for growth and other citizen use. Other activities/events become more feasible with the additional parking.

Initial Budget (2): To assist in this response, I have reached out for bids and two companies have currently responded in time with estimates for the efforts DMLCampus identified above. Upon positive selection notification, I will put together the formal proposal for RDA review with updated bids and plans for the tasks, and how DML will accomplish their commitments listed. The bids received are summarized in ranges between the two bids.

o Excavate - Haul Off - Compact	$11,000 - $17,000
o Asphalt	$26,000 - $45,000
o Curbing	$40,000 - $45,000
o Sidewalk	$8,500 - $12,000
o Striping	$800 - $1,000
o Sprinkler - Landscaping	$2,000 - $5,000
o Electrical	$5,000 - $9,000

Timeline (3): At the time of this letter of interest, two companies responded. In reaching back to them about the firmness of their bid and expiration dates, neither expected the prices to go up very much above the quote. However, with the election year and variables for energy and inflation, neither can firm the price until a formal contract is signed with them. If this project is selected, additional efforts will be expended to secure more bids and/or break the project into tasks with individual pricing to get the best value.

As soon as the Excess Dirt is removed, the landscaping and electric portion will commence (weather depending) and it is anticipated that those portions will be accomplished within 4-6 weeks. Landscaping will be completed with tree planting pending weather (anticipating accomplishment early spring 2025).

Attachments: Over the years several designs and plans have been prepared for this area. The first is an image to help visualize the components and for the future vision not all part of this current grant proposal. *DMLCampus AUG-2024-view top-v7*

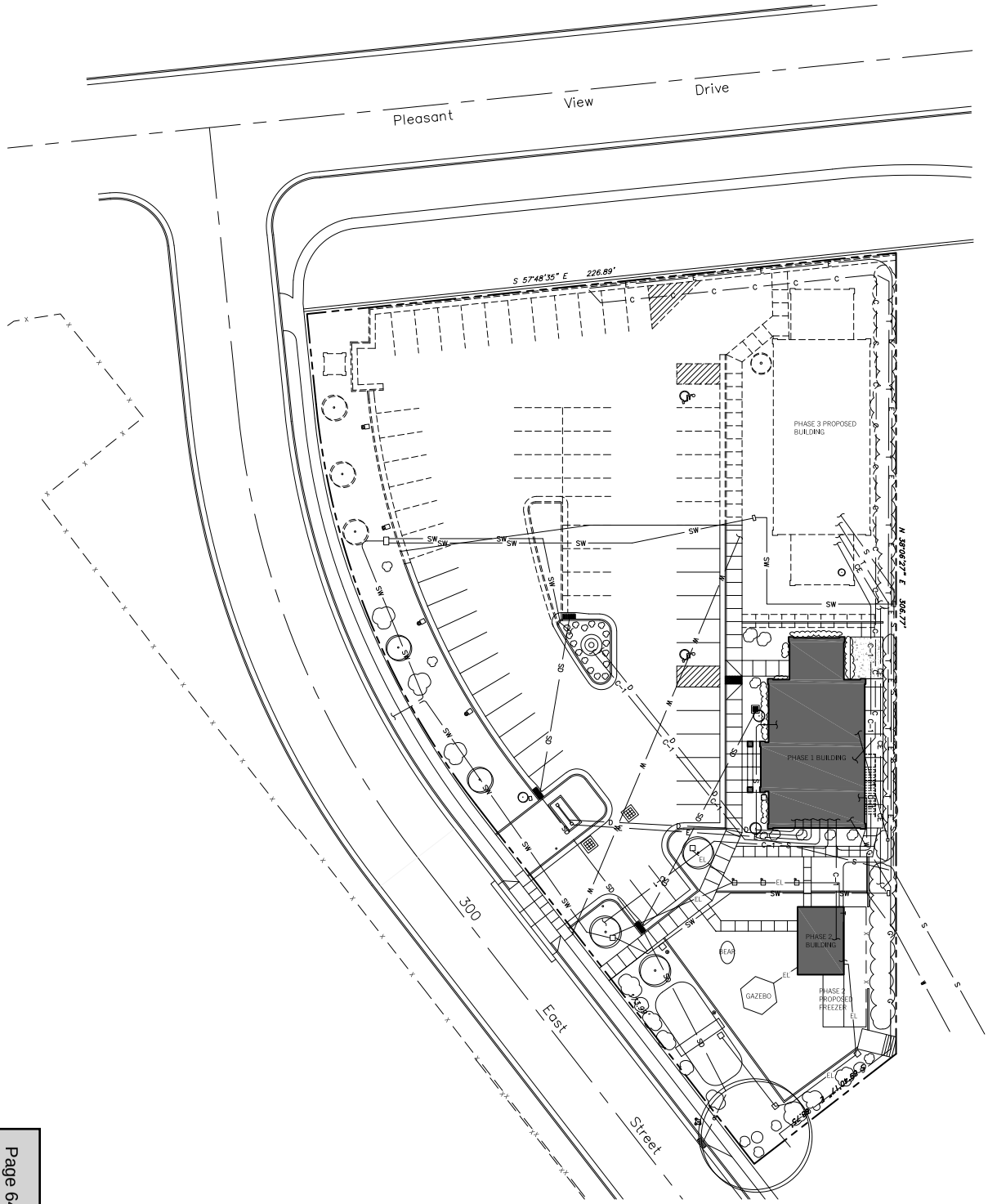
The second is delivered from our architect as a possible design. Construction specifications from the previous build can be used for this project (asphalt/cement/concrete). *DML SITE PLAN - SD102 v2*

I look forward to hearing an acceptance back and finalizing the design and efforts.

Regards,
—David Gordon, PhD
DMLCampus
Quality Quick Print
Northern Ice
cell 801-391-5479
office 801-782-6879



DMLCampus AUG-2024-view top-v7



BOTT PANTONE ARCHITECTS
620 24TH STREET
OGDEN, UT 84401
BP-ARCHITECTS.NET
P 801.394.3033

SITE SYMBOL LEGEND

ESD	existing storm drain	SD	storm drain	x x	fence
EW	existing water main	W	water line		
ES	existing sewer line	S	sewer line		
EOP	existing overhead power	UP	underground power line		
EG	existing gas line	G	gas line		
		X	fence		
		T	telephone line		
		FW	fire water line		
		C	cable Internet conduit		
		EL	LOR electrical lighting		
		SW	secondary water		

SITE UTILITY PLAN

1" = 20'-0"
09.18.20
Project Number: **2045**

DML SITE IMPROVEMENT
2650 NORTH 300 EAST
NORTH OGDEN, UTAH

SD1

Jones Shirts and Signs Store Front Remodel Budgetary

Item	Budget
Replace all Storefront	$86,350
Build up facia, add stucco and tie in roof	$24,750
Stone Columns	$8,400
Repair Stucco	$22,000
Repaint	$14,000
New glass	$25,000
Doubles doors	$30,000
Stone Wainscot	$25,000
New Shorter Storefronts	$40,000
Build up facia with peaks, add stucco and tie in roof	$32,000
RTUs and remove swamp coolers supply and install only	$129,500
Store Signs	by store owners

Option #1		
Stone Columns		$8,400
Build up facia, add stucco and tie in roof		$24,750
Repair Stucco		$22,000
Repaint		$14,000
Replace all Storefront		$86,350
Doubles doors		$30,000
RTUs and remove swamp coolers supply and install only		$129,500
Contractor general conditions and OH&P		$63,000.00
	Total	**$378,000**

Option #2		
Repair Stucco		$22,000
Repaint		$14,000
New glass		$25,000
Doubles doors		$30,000
RTUs and remove swamp coolers supply and install only		$129,500
Contractor general conditions and OH&P		$44,100.00
	Total	**$264,600**

Option #3		
New Shorter Storefronts		$45,000
Frame in windows smaller		$30,000
Stone Columns		$8,400
Stone Wainscot		$25,000
Build up facia with peaks, add stucco and tie in roof		$32,000
Repaint		$14,000
RTUs and remove swamp coolers supply and install only		$129,500
Contractor general conditions and OH&P		$56,780.00
	Total	**$340,680**

June 24, 2024

North Ogden
Mayor, City Council, & Scott Hess

Dear Council & City Officials,

I have owned Jones Shirts & Signs for over 24 years and it has always resided within the strip mall referred to below. I have run all of these improvements by my landlord and building owner, Dave Meents.

Attached are four rendering ideas for improvement on the strip mall on the South End of the parking lot in the North Ogden Plaza at 1900 North & Washington Blvd. The fifth page is a suggestion for the back of the building. I have also attached an estimate for the improvements provided by Bryce Cullimore, an Estimator for EK Bailey Construction.

The first rendering is the one we would like considered. The improvements include covering the existing columns with a more contemporary stone or brick. The false front has been enlarged to add a more updated feel to this section of the plaza and is more fitting with the surrounding buildings. The whole building needs updated glass store fronts with commercial size (36” wide) entry doors. Jensen Floral needs a double door in case they have to replace their refrigeration units. We would also like the false front to be wired for backlit signage. Currently the only electricity in the front of the building is for the daylight sensors. Fixing the stucco and repainting a slightly deeper, tan, color.

The back of the building needs cleaning up and repainting. All of the units within the strip mall have swamp coolers. We suggest putting in roof mount heat/AC units which would cut down on water usage by leaking swamp coolers and offer a better heating and cooling option for the business owners. They would all need the inside ceiling ducts as well.

Cement parking barriers are shown in the rendering. These could potentially stop any vehicle from going through our front windows. The front of our building also faces the North and the barriers might cause more of a problem with snow and ice. This will need more discussing to decide if these are needed.

I ask that you consider these suggested improvement/updates to the strip mall owned by Dave Meents as you decide on the use of the RDA funds. Please accept this as my letter of intent.

Respectfully,

Jenice Jones
Jones Shirts & Signs
801-737-5196
art@shirtsnsigns.com

Proposal for Physical Infrastructure Improvement Grant

Letter of Interest

3/20/2024

After receiving the invitation letter, I am excited to see where I can help the North Ogden Redevelopment Agency and North Ogden City through physical infrastructure improvements. I am submitting the following for your review:

Project Overview:

This proposal is for a sidewalk enhancement, specifically regarding the replacement of a 60' long by 4' wide section on 2050 N. This proposal meets the following eligibility criteria:

- Located within the designated redevelopment area at 433 E. 2050 N., North Ogden,
- Received the invitation letter at the property in question,
- Will address a physical infrastructure improvement need,
- Aligns with the redevelopment plan, specifically goal #7 which states providing improved sidewalks to give the area a new look.

Initial Budget: $7,000

This includes:

- City approval, permits, inspections,
- Project management,
- Removal of existing sidewalk,
- Excavation down an additional 6",
- Install new 6" road base fill,
- Compact/level road base fill,
- Form,
- Pour 4.5"-5" thick in walking areas and 6" in driveway areas. 6.5 bag cement, with fiber mesh,
- Finish and remove forms,
- Landscape up to new sidewalk.

Work to be completed by contractor: Wuenschel Concrete, Inc., 2635 S. 4150 W. Ogden, UT 84401, (801) 540-1943.

Timeline: 1 week, once approved and funded.

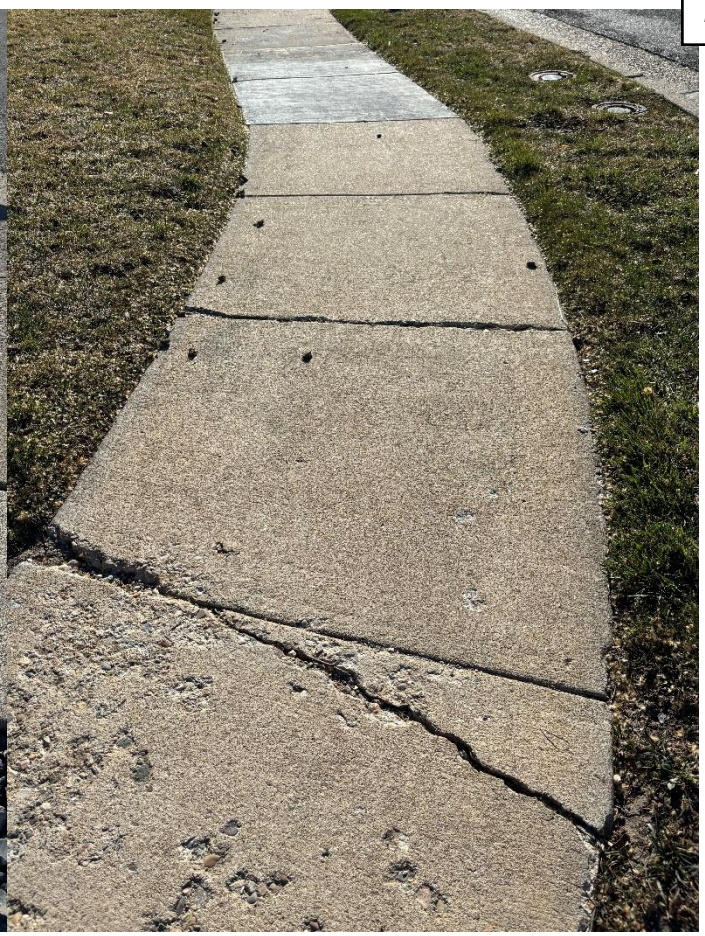
Supporting Documents: See attached pictures of current state.

Thank you for your time and consideration,

Mark Ellis

innovativehomes@gmail.com, 801-388-4066





RDA Letter of Intent

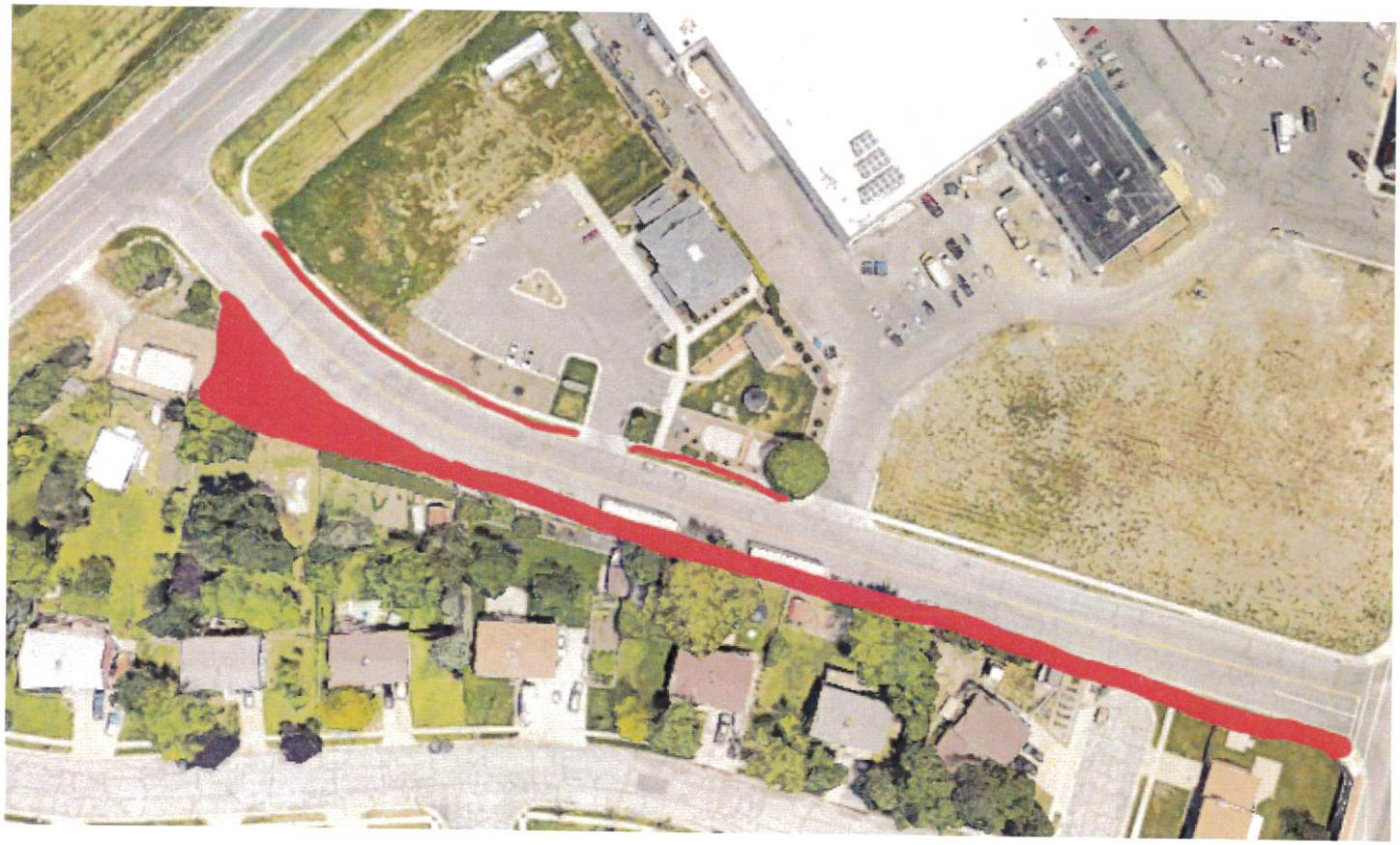
North Ogden City is proposing to xeriscape and redo the irrigation at Bicentennial Park. Ducks have flocked to the area and made the east end of the park their home. With the ducks inhabiting the area, they have created a maintenance nightmare for growing and maintaining grass in that area of the park. We are proposing to redo the landscaping in that area with rocks and other types of xeriscape materials (Please see attached pictures). Xeriscaping the east of the park would be an overall better look and beneficial because it would save water and will be easier to maintain in the long run. We also would redo the service monument that is around the east end by the flag poles.

On the west end of the park, we are proposing to revamp the current irrigation system to make that grass more presentable and install drip irrigation to keep the already existing trees and shrubs alive. Currently, we have many problems with the system and our coverage isn't the greatest, making it hard to properly maintain the grass. When the system does not work properly there tends to be water that gets wasted. A new revamp of the system would make it, so we are water efficient. At 300 E., just west of Bicentennial Park, we are proposing to xeriscape that entire length of road from 2700 N to Pleasant view drive (see attached pictures). The irrigation system is out of date and doesn't water efficiently.

Breakdown

- Xeriscaping materials and labor (rock, weed barrier fabric, labor from contractor, etc) – about $4.50 to $6.50 per sq ft
- 300 E. Xeriscape – about 10,000 sq ft = $45,000 to $65,000
- Bicentennial Xeriscape– about 28,000 sq ft = $120,000 to $182,000
- Bicentennial Irrigation - $19,500 (price from contractor)


Spring



June 28, 2024

North Ogden RDA
505 E. 2600 N.
North Ogden, UT 84414

RE: Washington Blvd. Sidewalk and Pedestrian Crossings – RDA Letter of Intent

Dear RDA Members and Selection Committee,

Project Overview:
North Ogden Planning and Engineering Departments propose that RDA funds be used for improvements along Washington Blvd. including a 10-foot-wide sidewalk on both sides of the road, and crossing enhancements a key intersections as indicated below. The objectives include improved pedestrian and bicycle access, safety improvements, and a focus on building a pedestrian friendly environment connecting our main economic development areas along this crucial corridor.

Initial Budget:
10-foot Sidewalk

- $150 per linear foot of 10-foot-wide sidewalk: (6,690ft x $150 = $1,003,500) x 2 for both sides $2,007,000
- $2500 per ADA Crossing at each intersection: (34 ADA ramps 1700 N. to 2650 N. = $85,000

Crossing Enhancements

- $150,000 per High-Intensity Activated crossWalK (HAWK)
- Locations include: 1900 N. 2000 N. 2300 N. = $450,000

Other Considerations

- The unknown factors in this simple estimate include: Right-of-way purchase at intersections or to widen sidewalk, landscaping costs, slope issues, and moving utilities and fixed objects.

The estimated total request for ADA Funding is $2,542,000 to complete this project.

Timeline:
- Engineering and Design: August 2024 through February 2025
- Bid process and contractor selection: February 2025 through May 2025
- Construction: June 2025 through June 2026

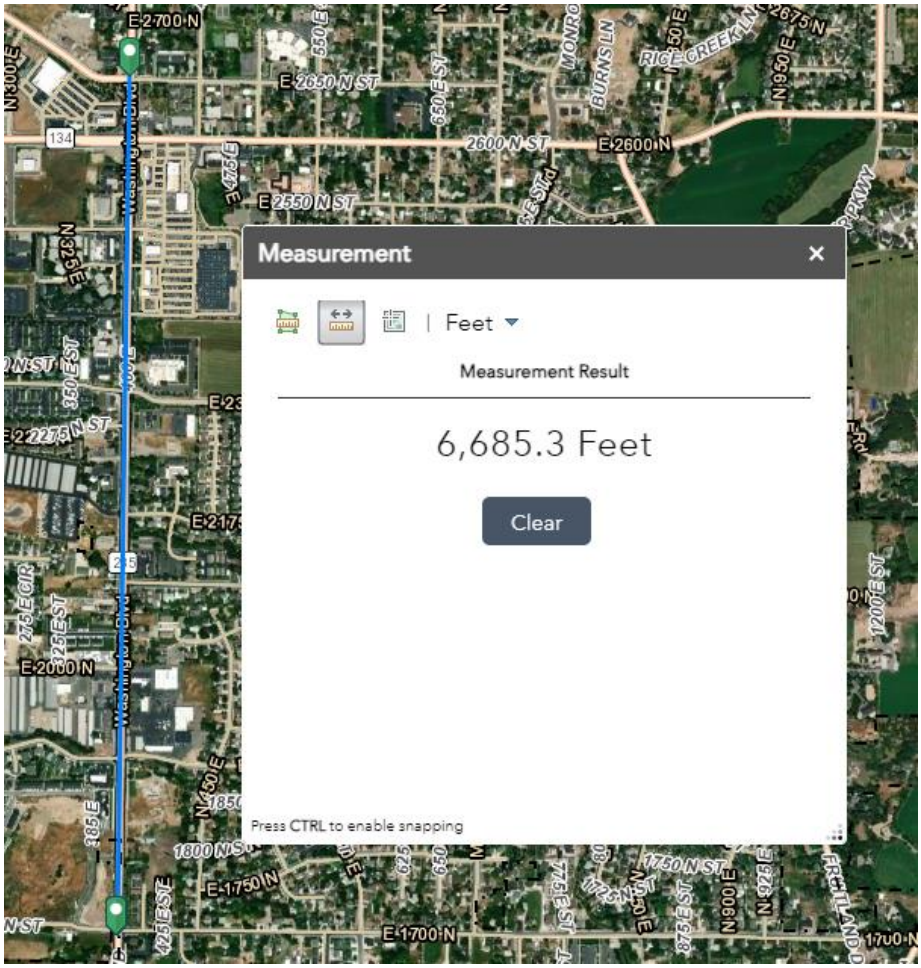
If you have any questions please feel free to contact me at North Ogden City at 801-737-9841 or email at shess@nogden,org. Alternatively you can contact Eric Casperson, City Engineer, at 801-737-3308 or email at ecasperson@nogden.org.

Thank you,

Scott A. Hess
Community and Economic Development Director

Supporting Documents:

Estimated boundaries of the project from south to north includes just over 6,685 feet from the 1700 N. intersection to the 2650 N. intersection.







country ledgestone columns
build up front facia
fix stucco
paint
new glass store fronts
wider commercial doors on all – Jensen Floral (ste C) needs a double door
wired for backlit signs (signage on PizzaMan request)



country ledgestone columns
build up front facia
fix stucco
paint
new glass store fronts
double doors on all



fix stucco
repaint
new glass
double doors for most shops



new store front with
wainscoat & columns
covered in country ledgestone
double doors on most
shorter windows
build up front facia
cement parking stops



repaint back
remove swamp coolers
roof mount heating/cooling units
add rear signage

From: Dave Meents, representing the owners and tenants of the North Ogden Plaza Association

To: North Ogden City Council

Subject: Letter of Interest for Physical Infrastructure Improvement Grants

Dear North Ogden City Council,

On behalf of the owners and tenants of the North Ogden Plaza Association, I am submitting this letter interest for consideration for a Physical Infrastructure Grant.

Our proposal consists of four related projects:

1. **Parking lot improvements:** The includes repairing the lot surface, resealing and restriping the lot, adding parking bumper blocks to the business front areas and refurbishing the light poles

2. **Grass area or xeriscaping:** This includes replacing some or all of the grass in the parking strip along Washington Blvd and adjacent areas and adding drought tolerant plants.

3. **Building façade improvements:** This includes sign lightboxes and electrical installation to support the light boxes, stucco repair and building painting to unify appearance among buildings.

4. **Street sign improvements:** This includes retrofitting the inoperative fluorescent lighting to energy-efficient LED and painting the sign structure to unify it with the plaza buildings.

Please note that both the scope and the design of these projects is still fluid. If some or all our projects are selected to move to the next round of evaluation, we will work with the city to finalize scope and design. We have cost estimates for some of the largest ticket items. However, acquiring estimates for all items will be costly and time consuming until we have finalized the scope and design.

Comparing these four projects shows that each project individually meets multiple eligibility criteria and as a group, they meet all eligibility criteria except one, as indicated on the chart below

	Projects			
Project Eligibility Criteria	Parking Lot Improvements	Grass Area Zeroscaping	Building Facade Improvements	Street Sign Improvements
Street and sidewalk enhancements		✓		✓
Utility upgrades				
Public space improvements	✓	✓	✓	✓
Green infrastructure initiatives	✓	✓	✓	✓
Facade improvements			✓	
Parking Lot improvements	✓	✓		

The projects also support six of the eleven evaluation criteria established for a Physical Infrastructure Grant

- **Criteria 3 -** Rehabilitation of buildings to assure sound long-term economic activity in the core area of the City.
- **Criteria 4 -** The elimination of environmental deficiencies, including irregular lot subdivision, improved drainage, weeds and excessive vegetation, overcrowding of the land and underutilized land.
- **Criteria 5 -** Achievement of an environment reflecting a high level of concern for architectural, landscape and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and redevelopers.
- **Criteria 7 -** Provide utilities, streets, curbs, sidewalks, parking areas, landscape areas, plantings, and/or street furniture to give the area a new look and to attract business activity.
- **Criteria 8 -** Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah
- **Criteria 10 -** Insure compatible relationships among land uses and quality standards for their development; such that the area functions as a unified and viable center of social and economic activity for the City.

These projects share many common objectives and community impacts.

Objectives:

- Improve the overall appearance of the plaza as the first major business area at the entrance to North Ogden City
- Increase customer traffic to businesses in the plaza, increasing local employment and the sales tax base
- Increase the appeal of the plaza as a venue for new business, increasing local employment and the sales tax base
- Increase the value of the plaza and surrounding properties
- Provide a safer, more functional venue to support community events
- Increase the architectural uniformity of the plaza buildings
- Increase the “open for business” appearance of the plaza businesses

Community Impact:

- The North Ogden Plaza parking lot is one of the largest undivided paved open spaces in North Ogden. This makes our lot the ideal space for many community events
- The plaza has proudly hosted the “Chalk It Up” fundraiser every year since its inception.
- The North Ogden Cherry Days Parade ended in the parking lot for decades and will again use the parking lot this year.
- Food Bank patrons use the parking lot every Friday. This is safer and more available than either parking on Washington Blvd or other residential street parking.
- Numerous charity car shows, car washes, yard sales and other community events are hosted in the lot each year.
- Businesses in the plaza provide a variety of products and services, employment, and sales tax revenue to the community

Each of the projects is summarized individually. Estimates where available are preliminary and will be further refined scope and design are finalized as part of the grant review and approval process.

Project Overview: Parking Lot Improvements

Description: This project would perform the following task:

- Repair the lot surface
- Reseal and restripe the lot
- Add parking bumper blocks to business front areas
- Refurbish the light poles

Initial Budget: **The high level budgetary estimates for this project are as follows**

- Parking lot repairs and restriping – approximately $60,000. Estimates are attached.
- Parking bumper blocks – approximately $6,000 plus installation based on verbal estimates
- Refurbishing the parking lot lights – cost to be determined based on refined scope and design

Timeline: September – October 2024

Potential investment by the Land Owners: We would request the grant cover 60% of the cost

Project Overview: Grass Area Xeriscaping

Project Note: *The parking strip is owned by UDOT. North Ogden Plaza Association has no ownership or control over the parking strip. Over the past several years, at least 3 different contractors have used underground boring or installed street lights, damaging the landscaping and destroying the irrigation system on both the UDOT and North Ogden Plaza property. All of these contractors have failed to make adequate repairs and the parking strip and grass areas of the plaza have become an eyesore.*

Description: This project is would perform the following task:

- Remove some or all of approximately 20,000 sq ft of dead grass from the parking strip along Washington Blvd between 1900 N and 2000 N and in 3 adjacent areas in the plaza
- Clean and prepare areas
- Install landscape cloth and local rock
- Install drought tolerant plants
- Repair the irrigation system

Project-Specific Community Impact:

- Substantially reduce water usage
- Provide an example and incentive for other business to xeriscape

Initial Budget: The high level budgetary estimates for this project are as follows

- Grass removal, cleanup, landscape cloth and rock installation – approximately $50,000.

Estimates are attached.

- Drought tolerant plant Installation – cost to be determined based on refined scope and design
- Irrigation system repairs – cost to be determined based on refined scope and design

Timeline: September – October 2024

Potential investment by the Land Owners: We would request the grant cover 100% of the cost

Project Overview: Building Façade Improvements

Description: This project would perform the following tasks for the two "strip mall" areas in the plaza. Stand-alone buildings (Kirts, Pizza Pie Café, Indoor United Futsal Center, Ben Lomond CrossFit and Standard Plumbing) would not be impacted

- Install electrical service for a lighted sign for each business that does not already have electrical service to the building façade.
- Install a standard LED light box for each business
- Repair the stucco and paint the east west running strip mall to match the north south running strip mall and the Standard Plumbing building.

Initial Budget: **The high level budgetary estimates for this project are as follows**

- Electrical service installation – cost to be determined based on refined scope and design
- LED Light box installation – rough estimate of $10,000 for 5 light boxes based on prior experience, cost to be determined based on refined scope and design
- Stucco repair and building painting – rough estimate of $15,000 based on prior experience, cost to be determined based on refined scope and design

Timeline: September – October 2024

Potential investment by the Land Owners: We would request the grant cover 50% of the cost

Project Overview: Street Sign Improvements

Description: This project would perform the following tasks for the street sign on Washington

- Retrofit the inoperative fluorescent lighting to energy efficient LED
- Paint the sign structure to unify it with the plaza buildings

Initial Budget: **The high level budgetary estimates for this project are as follows**

- LED retrofit – cost to be determined based on refined scope and design.
- Sign structure painting – cost to be determined based on refined scope and design

Timeline: September – October 2024

Potential investment by the Land Owners: We would request the grant cover 50% of the cost.

Letters of Support

HEINER'S
INSURANCE CENTER
"Since 1948"

606 Washington Blvd.
Ogden, Utah 84404
Phone (801) 621-2620

P.O. Box 12638
Ogden, Utah 84412-2638
FAX (801) 621-7642

Visit Our Website at www.heinerins.com

June 27, 2024

North Ogden Plaza,

Thank you!! For 7 years, we have had the pleasure of hosting "Cruisin' For a Cause!", our annual charity car show, at your location. Without your help, we would not have had a venue for our event that has been able to raise thousands of dollars for charity. We are so grateful for the use of your parking lot, that has allowed us to gather hundreds of unique, classic, and antique cars from across the state.

When we started "Cruisin' For a Cause!", we had 3 main goals in mind. Our first goal was to help raise funds for charity organizations who help our community. We have been able to work with great organizations over the years, like "Family Counseling Service of Northern Utah" and "Take-a-Break Cancer Foundation". Both of these organizations have played major roles in our community, and together, with your help, we have been able to raise thousands of dollars for them at each event.

Our second goal was to help the North Ogden Plaza, and the businesses located there. We have strived to build relationships with these businesses, and have worked diligently to highlight these businesses with each event.

Our third goal was to create an event for the community, where families can spend time together, and can enjoy something unique. Thanks to the unique layout of the North Ogden Plaza, we have been able to do that in a space that allows room for the car show participants, spectators, and helps highlight local businesses, all while serving a good cause.

Thank you so much for allowing us to use your lot as a venue for our event. We are grateful for your help, and we look forward to continuing our partnership with you in the future!

Thanks,

Christopher J. Heiner
Vice President

MILLCREEK ANIMAL HOSPITAL
PETS LOVE US

Millcreek Animal Hospital
1920 West 250 North, Ste 19
Marriott-Slaterville, Utah 84404

June 25, 2024

Dear Dave Meents:

Thank You for letting us hold our Fundraising events in your parking lot for the last several years to benefit our **"Animals in Need Medical Fund"**

Millcreek Animal Hospital is a small animal veterinary hospital in the Ogden area (Marriott-Slaterville) providing medical care to small animals for the last 14 years.

Thank you in your support over the years.

Sincerely,

Sherry Murcia Torres

Executive Director

Millcreek Animal Hospital

To whom it may concern, June 18, 2024

The North Ogden Plaza (Dave Meents) has gone "Way over & beyond" for 6 years in helping our Charity- Just a Break from Cancer have our annual event in their facility! Just a break is a local Charity created to provide "just a break" from Cancer for not only patients, but also care-givers and families. This 501-C3 charity depends on public donations to carry out our mission.

Annually, we hold a "Chalk it up North" event in the North Ogden Utah Plaza. All of the proceeds (100%) from this annual event go towards the Just a break mission. This 2 day event includes a 5k color fun run, a chalk art competition, raffle, live bands, food trucks, etc.

Dave, specifically has been extremely willing to support and help with this event, even with all the "hassles' that go along with it! He has helped the local businesses in the plaza be willing to sacrifice parking spaces and even potential weekend customers to accommodate our needs. Without Dave and his support , there would be no event- and so for this and many other reasons- we'd just like to give him a simple , but heart felt appreciative HUGE THANK YOU!!

Greg Thorpe

Founder :JUST-a-BREAK" Charity

801-710-0693

thorpegs@gmail.com

Price Quotes

PO Box 13030
Ogden, UT 84404
Phone (801) 786-8600
LICENSED & INSURED
Email: Office@bllmut.com

North Ogden Plaza
c/o Dave Meents
1950 No. Washington Boulevard
Harrisville, UT 84414
Phone/Email: 801-644-2772/rubyredvet@aol.com
June 4, 2024

Landscaping: **$48,500.00**

- Rock and fabric:
  - All lawn areas and planting beds within the North Ogden Plaza
  - Clean out and prep ground and edges
  - Furnish and install landscape fabric and local rock
  - Haul away all debris

I/we, Dave Meents of North Ogden Plaza, agree to pay a 50% deposit prior to any work starting and a late fee of 10% monthly on all balances over 30 days from the original due date. Court costs and reasonable attorneys' fees, with or without suit incurred in collecting any past due balance, and a collection fee equal to 40% of the outstanding balance will be the responsibility of the contract signer.

If you choose to go forward with proposal, please sign and return proposal, along with a 50% deposit.

This bid remains in effect through July 2024.

Craig P. Mitton Date
President
Ben Lomond Landscape Maintenance
A division of Mitton & Mitton, Inc.

Concur:

Dave Meents Date
North Ogden Plaza

(435) 730-6876 PO Box 31, Brigham City, UT 84302 | www.cbstriping.com

To:	Dave Meents	**Contact:**	Dave Meents
Address:	Ogden, UT	**Phone:**	801-644-2772
		Fax:	
Project Name:	1964 N Washington Blvd Ogden Maintenance 2024 #2	**Bid Number:**	2024480
Project Location:	1964 N Washington Blvd, Ogden, UT	**Bid Date:**	5/15/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
01	Remove Up To 3" Of Existing Asphalt Pavement, Dispose Of Material Offsite, Prep Existing Base Material, Furnish And Install Up To 25 Tons Of Roadbase, Finegrade And Compact, Furnish And Install New 3" Asphalt Pavement	5,820.00	SF	$3.200	$18,624.00
02	Crack Seal - Clean Existing Crack Greater Than 1/4" Wide And Apply Hot Pour Rubberized Crack Fill Material, Does Not Include Perimeter.	4,200.00	LB	$1.700	$7,140.00
03	Seal Coat - Clean And Prep Existing Asphalt Surface And Apply Two Coats Of Emulsified Seal Coat	223,985.00	SF	$0.140	$31,357.90
04	Striping - New Layout (Includes Approximately 7,440 Ln Ft, 8 Handicaps, #'s 1-20)	1.00	LS	$2,767.130	$2,767.13
			Total Bid Price:		**$59,889.03**

Notes:

- **TERMS AND CONDITIONS**
- Final billing will be based upon actual in place quantities that will be field measured upon completion Additional work performed outside the estimate will be billed accordingly.
- Bid includes one mobilization unless otherwise noted
- Bid using PG 64-34 or PG 58-28
- Bid Excludes bonds, permit fees, traffic control, flagging, prime coat, herbicide, survey and saw cutting unless otherwise noted
- Bid Excludes staking, material testing, and compaction testing.
- C&B and its affiliates will not guarantee drainage on grades with 1% or less slope or on overlays
- It is the customers responsibility to have any vehicles that are obstructing the work from being performed either towed or relocated. If vehicles are still present when C&B or its affiliates arrive, we may reschedule the work work and a mobilization fee of $1,000 will be assessed.
- It is the customers responsibility to have all sprinklers turned off 24 hours prior and remain off for 24 hours after completion of the proposed work.
- C&B and its affiliates will place barricades to block off the work zone while working and remove them at the completion of the work or the next morning. C&B and its affiliates are not responsible for damages that may occur after leaving the property due to others negligence or acts of nature. If barricades are moved before recommended cure time has elapsed or by anyone other than C&B staff the warranty is void. These terms may be adjusted with prior pre authorization from C&B and its affiliates.
- Recommended cure time is 24 hours before opening work area to vehicular traffic. Anything less than 24 hours will result in decreased life expectancy. C&B and its affiliates does not recommend cure times less than 12 hours. Warranty will be void if less than 12 hour cure time is not adhered to.
- Cracks will only be sealed if void is 1/4" wide or greater. C&B and its affiliates does not crack seal areas with alligator cracking (Unless requested). Perimeter, edge and seams are excluded from estimate (Unless requested). Cracks are sealed not filled. Material may settle in cracks after application, this does not mean cracks are not sealed. C&B and its affiliates will make 2-3 attempts to bring the material flush with the surface. If customer requests return to attempt to fill the crack, additional costs will be assessed.
- C&B and its affiliates are not responsible for any overspray on concrete, fences, doors or other property. We will take necessary precautions to protect property from overspray, however accidents happen. If customer is concerned about overspray it is up to the customer to mask off the areas prior to work being performed.
- C&B and its affiliates will provide a 1(one) year warranty on seal coating, patch work, paving and or striping work performed. This only includes the affected areas where deficiencies are present. The warranty does not cover normal wear and tear, drive lanes, snow plow damage, oil/fluid damage, areas with imbedded dirt or damage caused by vehicles. No warranty for crack seal is offered. C&B and its affiliates will not perform any warranty work unless payment has been made in full. C&B and its affiliates are not responsible nor warrant any damages that may have been caused by sprinklers, irrigation, ground water, failing asphalt or any acts of nature.
- **C&B Asphalt is certified and meets all of the criteria as a DBE**
- **C&B Asphalt meets the criteria as a Woman-Owned Business Entity WOBE**

Morgan Pavement
Remit to: PO Box 190
Clearfield, UT 84089
625 S. Main Street
Clearfield, UT 84015

Phone: (801) 544-5947
Fax: (801) 416-8061
MorganPavement.com

EFFICIENCY WITH INTEGRITY

Mastic Asphalt Treatment-Excavation & Grading-Asphalt Paving-Patching-Sealcoat-Slurry-Crackseal-Striping-Consulting

To:	DAVE MEENTS	**Contact:**	Dave Meents
Address:	1964 North Washington Blvd North Ogden, UT 84404	**Phone:** **Fax:**	(801) 644-2772
Project Name:	2024 North Ogden Plaza - P, CS, SC, ST	**Bid Number:**	
Project Location:	1964 Washington Blvd, North Ogden, UT	**Bid Date:**	5/21/2024

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Asphalt Patching · Saw Cut Perimeter And Remove Existing Asphalt · Mechanically Compact Existing Road Base · Apply Tack Coat To Vertical Edges Of Existing Asphalt · Pave And Compact 3" Of New PG 58-28 1/2" Hot Mix Asphalt. *Bid For One Phase Based Off Existing Marking On The Asphalt **Price Does Not Include Soft Spot Repair	5,820.00	SF	$3.2000	$18,624.00
Crack Seal · Blow Cracks Free Of Dirt And Debris Using Compressed Air · Does Not Include Perimeter Edges Against Concrete Curbs And Gutter · Fill Cracks With Hot Rubber Crack Sealant *Please Spray Weeds 2 Weeks Prior To Starting Project	13,000.00	LF	$0.5500	$7,150.00
Emulsified Asphalt Seal Coat · Clean Entire Surface Free Of Dirt And Debris · Apply 2 Coats Of NuCoat Emulsified Asphalt Sealer *Bid For Three Phases	224,000.00	SF	$0.1400	$31,360.00
Striping · Stripe All Lines Per Existing Layout With Yellow Paint · Stripe ADA Stalls Bid For Three Phases	1.00	LS	$2,700.0000	$2,700.00

Total Bid Price: $59,834.00

Notes:

- **Additional Phasing Will Incur Additional Mobilization and Charges**
- Any deviation from these specifications and/or terms shall be by written mutual agreement. Payment for extra work and allowances for omission shall be fixed in advance in writing on demand by either party. No verbal agreement or understanding shall be binding
- Temperature is a factor in the ability to apply certain asphalt products and obtain adhesion. In order for warranty to apply, temperatures must fall within certain parameters for that specific scope of work. Please call to verify the temperature parameters of the proposed work.
- Please turn off all sprinklers and remove obstructions(i.e. dumpsters or cars) from work site prior to performance of work. Morgan Pavement will not be held liable for areas that are wet or blocked on the day that the crews arrive. If it is necessary to return to touch up areas so affected, there will be additional charges.
- Morgan Pavement assumes no risk or liability of undisclosed or unforseen conditions of the project site, including but not limited to hazardous waste, unstable or saturated subgrade, underground utilities, water table issues.
- Exclusions unless noted on scope of work: Bonds, fees, permits, material or compaction testing, traffic control and/or barricades, prime coat, soil sterilant, subgrade stabilization, concrete, sawcutting, earthwork, engineering, survey, construction staking, third party billing fees
- Morgan Pavement will not guarantee drainage on grades with 1% or less slope or on overlays.
- Both Parties agree that Morgan Pavement is not liable for any damage of underground piping, wiring, conduit which are not visible to crews on the property that could not be located by utility locator service. (i.e. blue stakes)
- Price is valid for 30 days from date of proposal
- Due to the volatility of the oil industry, this bid may fluctuate with oil prices. Therefore this may adjust with any increase in oil/material prices.
- Morgan Pavement reserves the right to use a sub-contractor on any scope of work.

Payment Terms:

Payment is due at completion of project without any retention being withheld, Invoices are subject to 2% interest per month beginning 30 days

North Ogden RDA Grant Letter of Interest

June 30th 2024
Submitted in behalf
North Ogden Lock It Up
Dan Nixon
305 E 2000 N, North Ogden, UT 84414

Prepared by: Citi Design (Jake Young)/ Jake@CitiDesign.US



LOCK IT UP
SELF STORAGE

NORTH OGDEN CITY
SETTLED 1851

Lock It Up Self Storage
305 E 2000 N
North Ogden, UT 84414
June 30, 2024

North Ogden Redevelopment Agency (RDA)
North Ogden City
505 E 2600 N
North Ogden, UT 84414



Dear Scott Hess and the RDA Evaluation Committee,

Subject: Letter of Interest for RDA

We at Lock It Up Self Storage are excited to submit our Letter of Interest for the North Ogden Redevelopment Agency's Physical Infrastructure Improvement Grant Program. Our proposed project aims to enhance both the functionality and aesthetic appeal of our property located at 305 E 2000 N, specifically at the intersection with 1900 North.

Project Overview

Our project includes the following key improvements:

- Concrete Trail on 1900 North: Construction of a concrete trail along 1900 North, providing a safe and accessible pathway for pedestrians and cyclists.
- Trailhead and Signage: Development of a trail head with clear, informative signage to guide trail users and enhance the overall trail experience.
- Retaining Wall: Installation of a retaining wall to support the trail and prevent erosion, ensuring long-term stability and safety.
- Architectural Upgrades: Significant enhancements to our office building at Washington Boulevard and 1900 North, including the addition of high-quality glass and brick materials to improve its visual appeal.
- Water-Wise Landscaping: Implementation of water-efficient landscaping along the trail corridor, contributing to sustainable water use and adding natural beauty to the area.

- Stream Enhancements: Minor improvements to the nearby stream to enhance its ecological health and aesthetic value.

Timeline
Planning and Design: September - October 2024
Permitting and Approvals: October - December 2024
Construction Start: Spring 205
Project Completion: Summer 2025

Supporting Documents

Attached to this letter, you will find concept plans and project estimates.

Alignment with North Ogden Redevelopment Plan

Our project aligns with several key goals and objectives of the North Ogden Redevelopment Plan, including:

Improved Public Spaces: The concrete trail and trailhead contribute to enhanced public spaces and pedestrian circulation systems.
Architectural and Urban Design Excellence: The architectural upgrades reflect a high level of concern for architectural, landscape, and urban design principles.
Environmental Enhancements: The stream improvements and water-wise landscaping address environmental deficiencies and promote sustainable practices.
Economic Revitalization: The project aims to strengthen the tax base and economic health by improving the area's attractiveness and functionality.
We believe our proposed improvements will significantly benefit the North Ogden community, providing enhanced infrastructure, aesthetic appeal, and environmental sustainability. We are committed to investing in this project and partnering with the RDA to achieve these goals.

Please do not hesitate to contact us for any additional information or clarification. We look forward to the opportunity to contribute to the revitalization of North Ogden.

Thank you for your consideration.

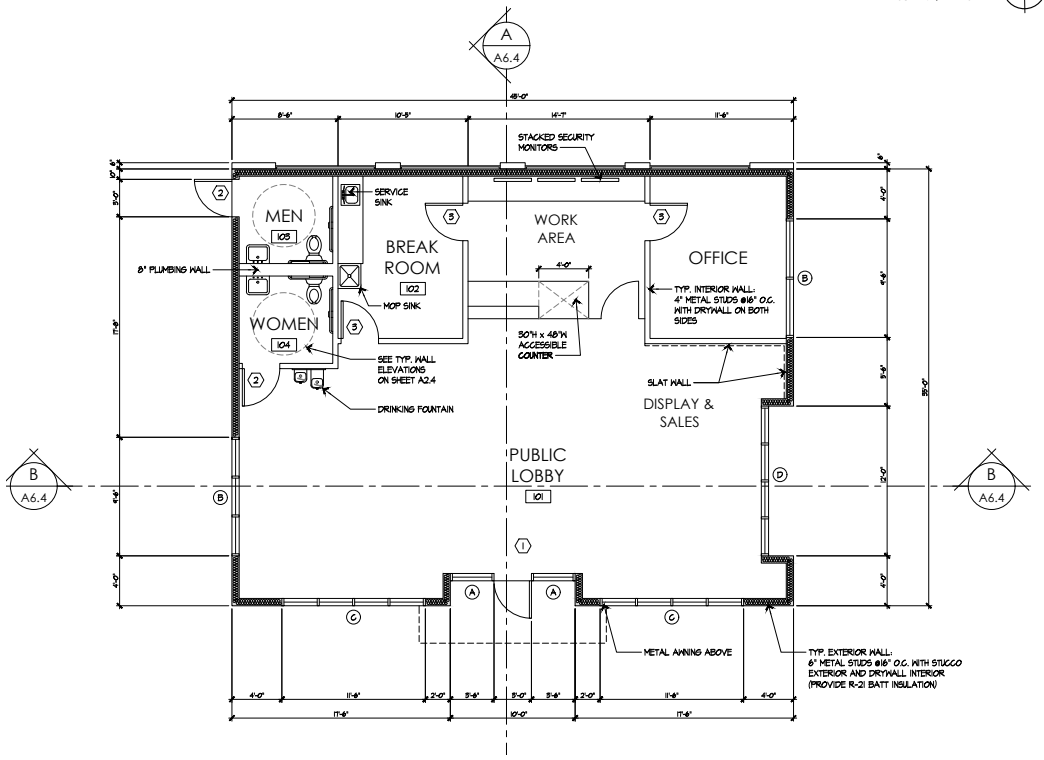
Sincerely,

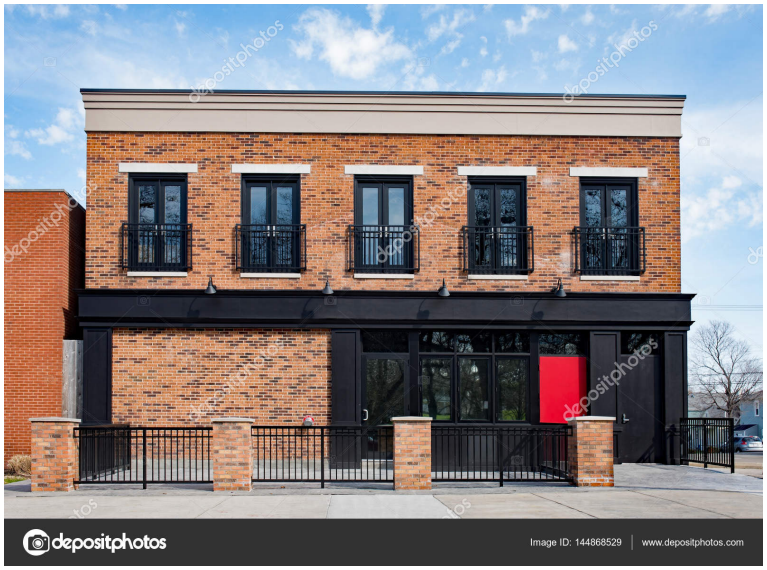
Jake Young, Owners Rep for Lock It Up



Architectural Plans for building

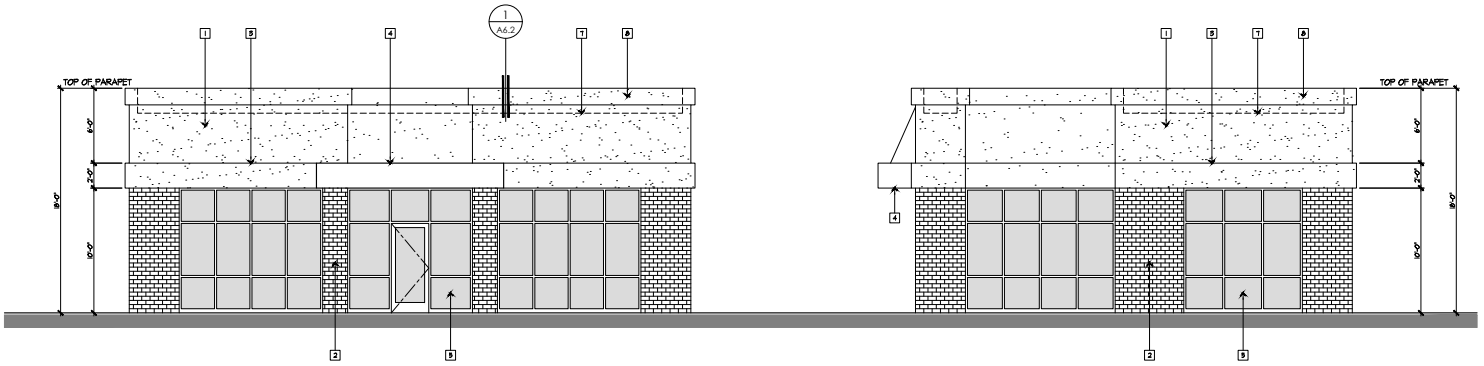








Architectural Plans for building

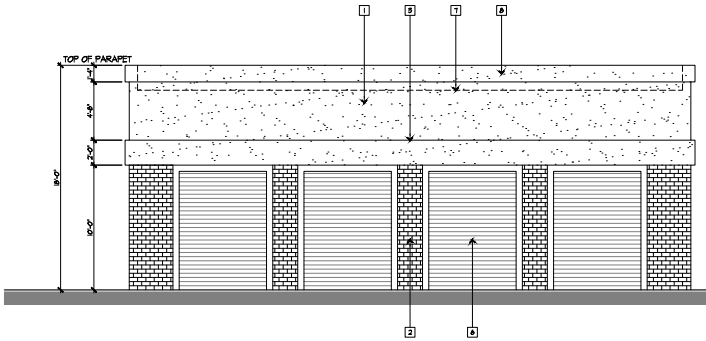


OFFICE SOUTH ELEVATION

SCALE : 1/4" = 1'-0"

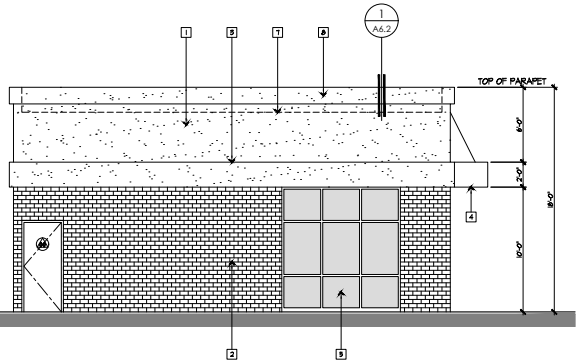
OFFICE EAST ELEVATION

SCALE : 1/4" = 1'-0"



OFFICE NORTH ELEVATION

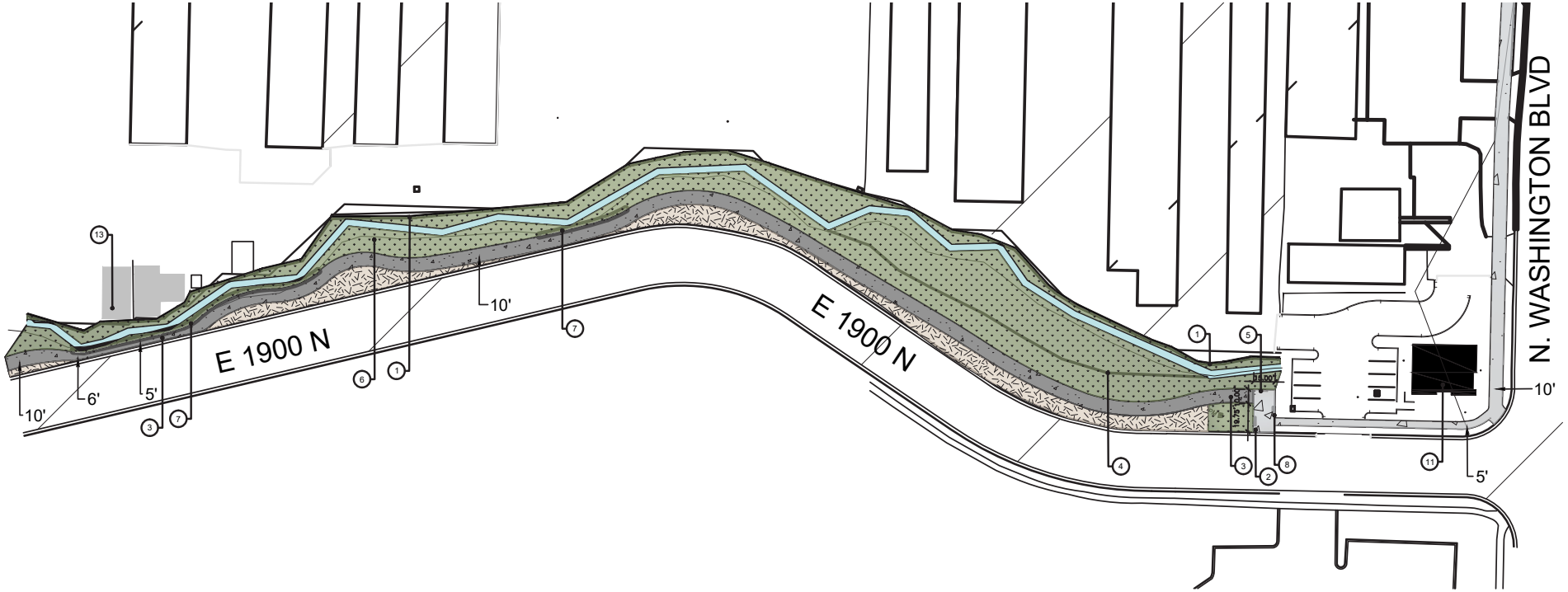
SCALE : 1/4" = 1'-0"



OFFICE WEST ELEVATION

SCALE : 1/4" = 1'-0"

NORTH OGDEN LOCK IT UP
TRAIL SITE PLAN



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	6' TALL DECORATIVE CONCRETE WALL PER OWNER	1,050 lf
2	CONCRETE	7,318 sf
3	TRAIL, POSSIBLE SURFACES INCLUDE: ASPHALT, CONCRETE	8,781 sf
4	PROPOSED RIVER PATH	
5	TRAIL HEAD SIGN CONTAINING: TRAIL MAP, DIRECTIONS, INSTRUCTIONS	
6	CONTRACTOR TO REMOVE AND REPLACE FALLEN, DEAD, AND DISEASED PLANTING	
7	1' WIDE RETAINING WALL WITH RAILING	494 sf
8	BENCHES PER OWNER	
9	MULCH OVER 20 YEAR WEED FABRIC	6,263 sf
10	GRASS TO REMAIN	24,802 s
11	NEW OFFICE BUILDING, WITH ARCHITECTURAL IMPROVEMENTS	1,532 sf
12	EXISTING STREAM	4,878 sf
13	CELLPHONE TOWERS	1,649 sf

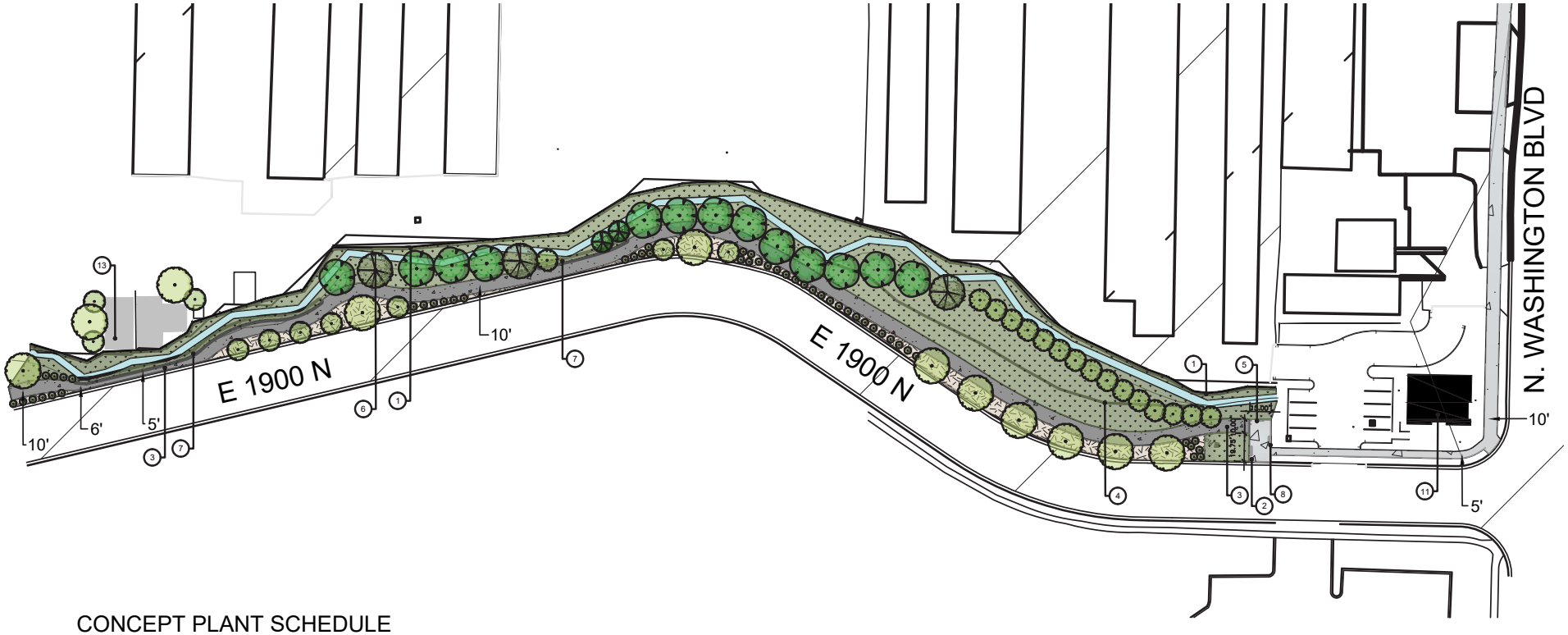
NORTH

0 100 200 300 feet

SCALE: 1" = 100'

Concept Plan

NORTH OGDEN LOCK IT UP
TRAIL PLANTING PLAN



CONCEPT PLANT SCHEDULE

EXISTING TREE MED	16	WATERWSIE TREE MED	10
EXISTING TREE LARGE	13	WATERWISE SHRUB	50
RIPARIAN TREE LARGE	3		
RIPARIAN TREE MED	2		
WATERWISE TREE LARGE	11		

NORTH

0 100 200 300 feet

SCALE: 1" = 100'

Wall Images





Cost Estimate

Customer Name :	Lock It Up Self Storage
Address:	305 E 2000 N, North Ogden, UT 84414
Phone:	801-782-2800

Total Cost Estimate	**$376,475.79**
Total Cost Estimate With 10%	**$414,123.37**

Groupings

Item Name	Total
Fascade Improvements	$28,000.00
Utility Connections	
Public Space Improvements	$295,675.79
Trail Improvements	$95,410.79

Site Items

Item Name	Qty	Price	10% Cont.	Total
Trail Benches	3	$2,096.93	$2,306.62	$6,290.79
Trail Signage	2	$2,500.00	$2,750.00	$5,000.00
				$0.00
				$0.00
Total				$11,290.79

Site Materials

Item Name	Sq. Ft. / Ln. Ft.	Qty	Price	10% Cont.	Total
Precast Concrete Wall	1050		$150.00	$165.00	$157,500.00
Trail-head Concrete Pad	444		$10.00	$11.00	$4,440.00
Trail Surface Concrete	8412		$10.00	$11.00	$84,120.00
1' Retaining Wall W/ Railing	65		$25.00	$27.50	$1,625.00
Total					$326,435.00

Plant Materials

Item Name	Qty	Price	10% Cont.	Total
Medium Waterwise Tree, 10 Gal	10	$3,000.00	$3,300.00	$30,000.00
Large Waterwise Tree, 2" B&B	11	$400.00	$440.00	$4,400.00
Medium Riparian Tree, 10 Gal	2	$400.00	$440.00	$800.00
Large Riparian Tree, 2" B&B	3	$500.00	$550.00	$1,500.00
Total				$36,700.00

Total

Total Site Items	$11,290.79
Total Site Materials	$326,435.00
Total Plant Materials	$36,700.00
Fascade Improvements	$28,000.00
Utility Connections	$0.00
Total	**$376,475.79**

Manny Structure Stucco LLC

801-695-7472 | Mannystructure@gmail.com
1021 N 1390 W | Layton, UT |84041

ATTN: Jason Greenwood

Date: 01/17/2024

Email: jason@layton-roofing.com

Phone: 801-2896552

Address: 1970 N Washington Blvd Nort Ogden UT 84414

Job #: Stucco

Inclusions

Contractor shall provide the service as follows only to the stucco.

1. Remove 2 feet of stucco where the stucco meets the roof. West and north canopy walls
2. Replace stucco after a new roof is installed.
3. Install water barrier foam and mesh.
4. Apply base coat, mesh, and acrylic finish (Synergy Product)
5. Install 4 inch of trim on gable walls.
6. Working over the existing stucco
7. Match existing color
8. Match existing texture
9. Protect all existing finishes from stucco work.
10. Clean up all debris and any stucco on other surfaces.
11. Clean up and haul away all debris

If there is no water barrier after removing the stucco, we must remove all the stucco from those areas, to follow the code. The cost to repair that work will be at an additional cost

TOTAL PROPOSAL AMOUNT: $9,975.00

*All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the original estimate. General liability will cover any accident to persons or property. **Payment Terms**: 50% DOWN AND 50% UPON SUBSTANTIAL COMPLETION. Substantial completion is the last day the crew and the equipment is on the job.

I hereby understand and agree to the above terms: _____

LAYTON ROOFING

"Above All, A Good Roof"

CONTRACT AGREEMENT

Date: February 7, 2024
Project Name: Pizza Pie
Location: 1970 N. Washington Blvd
North Ogden, UT 84414
Attention: Larry

We are pleased to submit pricing for labor and materials to install a new roof at the above location. This price is for a reroof on the two canopies only. The North and West canopies.

NEW ROOF SYSTEM TO INCLUDE THE FOLLOWING:

- Remove the existing membrane and haul away.
- Remove 2 feet of stucco above the roof level. (see attached stucco bid)
- Install a ¼" slope EPS taper to the drains.
- Add crickets to help slope water to the drains.
- Install ½ fan-fold over the taper insulation
- Install new Versico TPO 60 mil white membrane and mechanically attach.
- Wrap the walls up and under the existing cap metal.
- Wrap all the pipes and curbs and terminate as required by the manufacturer.
- Provide a 15 year warranty from the manufacturer.

BASE BID PRICE (for roofing only): $7,650.00

STUCCO BID: $9,975.00 (see attached bid for details)

TOTAL PRICE: $17,625.00

Excluded from base bid: Structural repairs, electrical, plumbing, HVAC, any items or areas not listed above.

PAYMENT TERMS: 100% due on completion of the project. Interest and penalties may apply to any past due amounts over 30 days.

Accepted by: _____ Date: _____

If you have any questions or concerns, please feel free to call me. Cell # (801) 289-6552

Respectfully submitted by,

Jason Greenwood
Layton Roofing, Co.

Pricing good for 30 days

Pizza Pie Café
Sway LLC

June 24, 2024

Subject: Letter of Interest for Physical Infrastructure Improvement Grant

Dear North Ogden Redevelopment Agency/North Ogden City,

The landlord (Sway LLC) and business owner (Pizza Pie Café of Ogden LLC) of the North Ogden Pizza Pie Café expresses interest in participating in the North Ogden Redevelopment Agency (RDA) Physical Infrastructure Improvement Grant Program.

Pizza Pie Café has become a staple in the North Ogden community for the past eleven years. During this time, Pizza Pie Café has given back to the community through numerous fundraisers, donations to various events, and through contributions to Chalk It Up.

This spring as we reviewed the condition of our building, landscaping, and the parking lot around the North Ogden Plaza (this is also the same location used for Chalk It Up) it has been decided that repairs are needed to revitalize our building, landscaping, and parking lot. We have discussed the landscaping and parking lot improvements with the other business owners of the North Ogden Plaza and have decided to submit a common request for these improvements. Therefore, this request does not include the improvements to the landscaping and parking lot, but we would like to mention in this letter our support for making these improvements. Please look for this request from Dave Meents.

Project A – Building Revitalization – Total $14,500 (landlord has already invested $8,000)

Improving the landscaping and parking lot of the Pizza Pie Café building is a step in the right direction to revitalize this area. Another project that would help revitalize the appearance of the North Ogden Plaza is to make improvements to the exterior of the Pizza Pie Café building. Efforts have already been made to re-stucco the lobby and entrance tower of the building. This work has been completed earlier this year at a cost of $8,000 paid by the landlord. However, due to the repair cost to complete the remainder of the building it was decided this repair would need to be postponed. An estimate of $6,500 has been given to complete the remaining stucco repairs. We would like to request assistance from this grant so that we can complete the remaining work this year.

Project B – Building Roof Repair – Total $17,625

During an inspection of the Pizza Pie Café building earlier this year, a roof defect was discovered that will require a significant investment to fix. This repair would require the roof on the North and West entrance canopies to be pulled back and releveled. An estimate has been received from Layton Roofing to complete this repair for $17,625.

We would appreciate any help through the North Ogden Redevelopment Grant Program in making these improvements to our community.

Thank you for your consideration.

- Daoshuai Zhang, Sway LLC
    - DaoshuaiZhang@msn.com
- Larry McDougal, Pizza Pie Café LLC Owner
    - LMcDougal.ppc@gmail.com

RDA Rating and Ranking (top score 60)

NORTH OGDEN CITY
SETTLED 1851

RDA FIT

	10	5	1
Importance of Issue, Fit with RDA Mission, Clarity of Goals	Proposal that address very important community issues, has a strong fit with RDA's mission, and describes exciting and clear goals.	Proposals that address important community issues, have a good fit with the RDA mission, and includes clear goals.	Proposals that do not clearly describe the challenge/opportunity, address less important community issues, do not have a clear fit with the RDA mission, and has unclear goals.

	5	3	1
Fit with Board Priorities	Strongest	Good	Unclear or Low

PROJECT BUDGET

	10	5	1
Clarity and Impactful Use of Funds	Clearly describes use of dollard; shows highly effective use of dollars, limited leverage	Budget understandable and good use of RDA dollars; good leverage	Not clear on how dollars will be used - Poor use of RDA dollars; strongest leverage

IMPACT SCORES

	5	3	1
Reach	Strongest	Good	Unclear or Low

	5	3	1
Financial Impact or Benefit to the City	Strongest	Good	Unclear or Low

	5	3	1
Community Engagement	Strongest	Good	Unclear or Low

	5	3	1
Collaboration and Partnerships	Strongest	Good	Unclear or Low

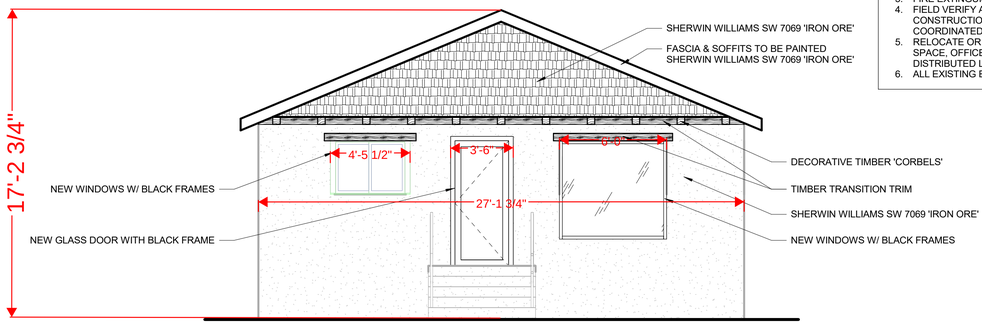
	10 - 7 Points	6-3 Points	2-1 Points
Overall Community Impact	Exciting Potential to build stronger community; Strong long-term impact: High North Ogden City involvement	Good potential to build stronger community; Average long-term impact; Moderate North Ogden City involvement	Limited apparent impact for community; Low North Ogden City involvement

	5	3	1
Organizational Sustainability	Strongest	Good	Unclear or Low

Item4.

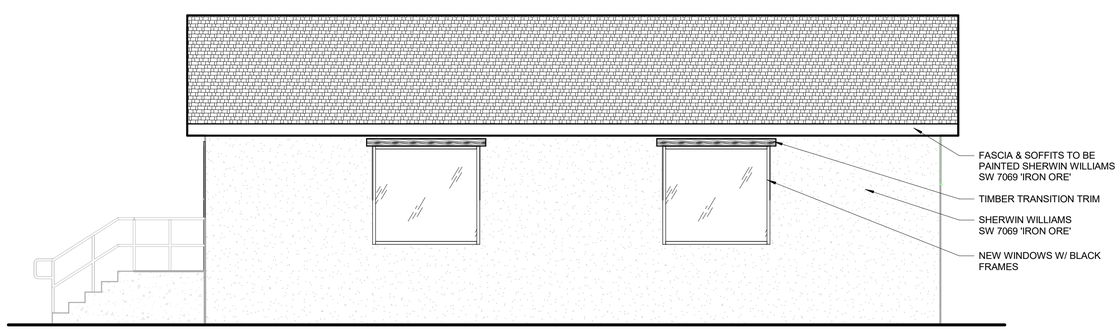
GENERAL NOTES - FLOOR PLAN

1. INTERIOR WALL DIMENSIONS ARE FACE TO FACE, U.N.O.
2. OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING, U.N.O.
3. FIRE EXTINGUISHER CABINETS TO BE SEMI-RECESSED.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK. ANY DISCREPENCIES SHOULD BE COORDINATED WITH ARCHITECT.
5. RELOCATE OR ADD NEW RECESSED LIGHTING THROUGHOUT SHOWROOM SPACE, OFFICE, AND RESTROOM/STORAGE AREAS AS NEEDED FOR UNIFORMLY DISTRIBUTED LIGHTING.
6. ALL EXISTING ELECTRICAL TO REMAIN.



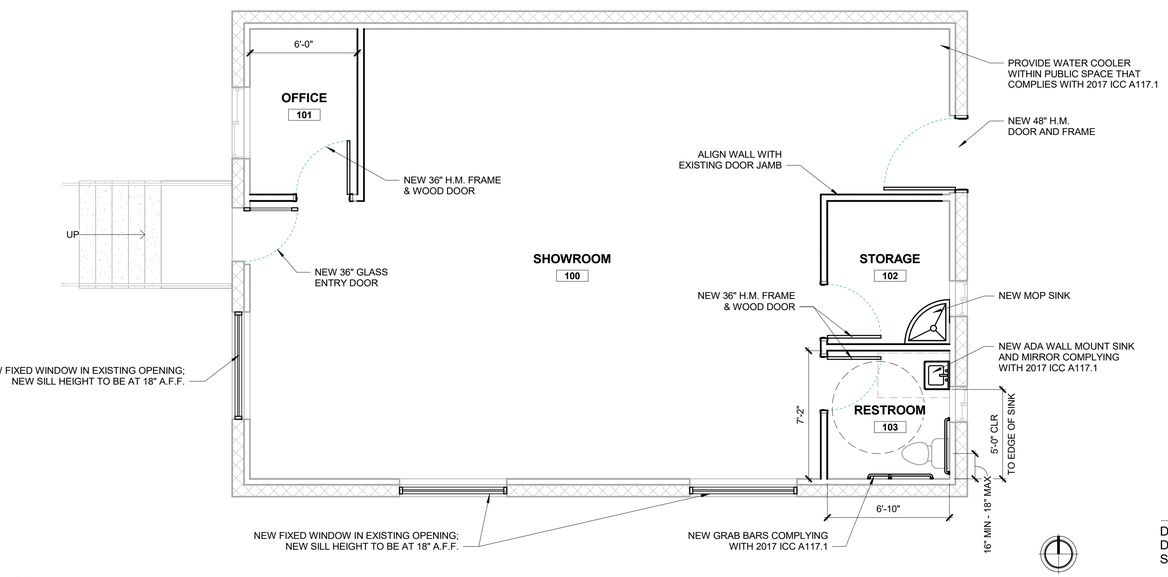
*NOTE: FINISHES SHOWN HERE ARE TYPICAL AT OPPOSITE SIDE ALSO

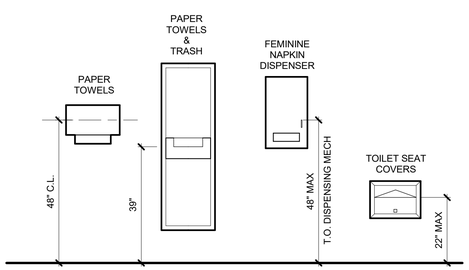
C3 / A101 — WEST ELEVATION
1/4" = 1'-0"



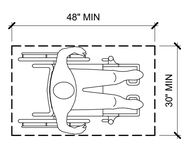
*NOTE: FINISHES SHOWN HERE ARE TYPICAL AT OPPOSITE SIDE ALSO

B3 / A101 — SOUTH ELEVATION
1/4" = 1'-0"

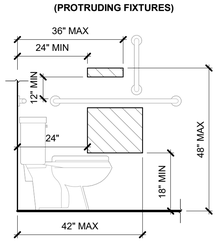




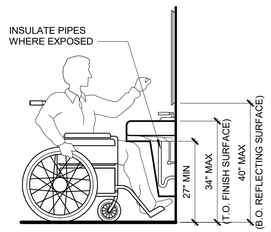
C1 / A101 — MISC. RESTROOM ACCESSORY MOUNTING HEIGHTS
1/2" = 1'-0"



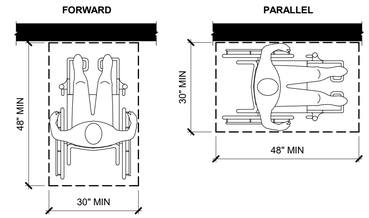
C2 / A101 — 305.3 SIZE OF CLEAR FLOOR SPACE
1/2" = 1'-0"



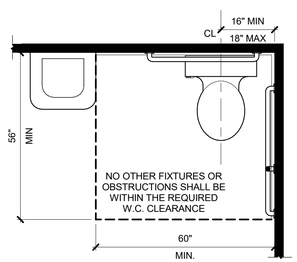
B1 / A101 — 604.7 TOILET SIDE WALL FEATURES
1/2" = 1'-0"



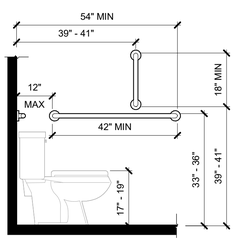
B1.5 / A101 — LAVATORY & SINK HEIGHT
1/2" = 1'-0"



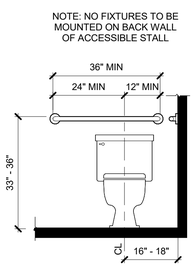
B2 / A101 — 305.5 POSITION OF CLEAR FLOOR SPACE
1/2" = 1'-0"



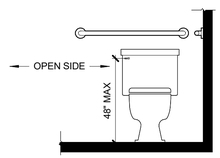
A1 / A101 — 604.3 WATER CLOSET CLEARANCE
1/2" = 1'-0"



A1.5 / A101 — 604.5.1 TOILET SIDE WALL MOUNTING
1/2" = 1'-0"



A2 / A101 — 604.5.2 TOILET REAR WALL MOUNTING
1/2" = 1'-0"



A3 / A101 — 604.6 FLUSH CONTROLS
1/2" = 1'-0"

A4 / A101 — FLOOR PLAN
1/4" = 1'-0"

POOLWERX
2636 N WASHINGTON BLVD
NORTH OGDEN, UT 84414

#	REVISION DESCRIPTION	DATE

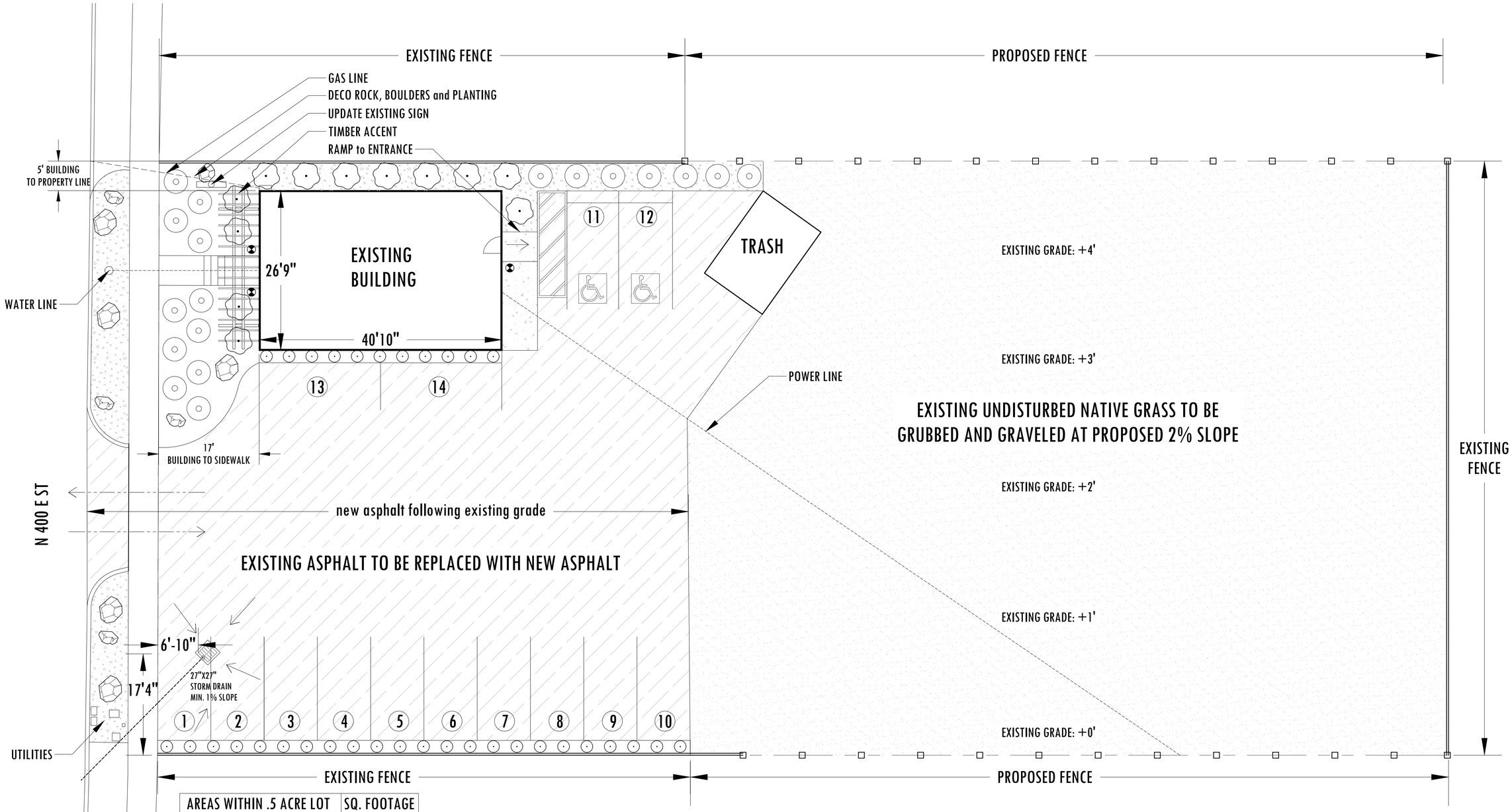
1ST FLOOR PLAN

DATE: 3/5/2024
DRAWN BY: DJW
SCALE: As indicated

BID SET

A1

d3 studio
design develop dwell
411 W 7200 S, #201 · Salt Lake City, UT 84047



AREAS WITHIN .5 ACRE LOT	SQ. FOOTAGE
Asphalt	6,557
Building	1,107
Field	12,952
Landscaping	2,200

*NO PROPOSED CHANGES TO EXISTING GRADES OR SQUARE FOOTAGE OF AREAS

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
•	11-11-6 Compliat Matte Black Farm House Downlight LED 75 Watt Darksky Complaint	3	

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
•	Cornus sericea 'Bailadeline' / Firedance± Red Twig Dogwood	5 Gal	12
GRASSES			
•	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 Gal	34
○	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	1 Gal	18

VDB

DATE	DESIGN PROCESS
	INITIAL MEETING
2/8/24	FIRST CONCEPT
	REDLINE
	FINAL DRAFT

N

POOL WERX SHOP

2636 N Washington Rd Ogden, UT 84414

PARCEL #: 18007004

0 80 200 400 800

SCALE: 1/8" = 1'-0"

CONCEPT LANDSCAPE PLAN

PROPERTY OF VALLEY DESIGN BUILD. ANY USE OF THIS PROPERTY (WITHOUT WRITTEN CONSENT) FOR BIDDING OR INSTALLATION PURPOSES OUTSIDE OF VDB, IS PROHIBITED.

L1.0

RDA

LETTER OF INTEREST

Kevin Linsley

Owner/ Partner

&

Steven Kay

Owner/ Partner

Poolwerx Northern Utah

2636 North Washington Blvd

North Ogden Utah, 84414

801-391-7653

kevin.linsley@poolwex.com

5/5/24

North Ogden Redevelopment Agency

505 E. 2600 N.

North Ogden Utah, 84414

Dear RDA Council,

I am writing to express our sincere gratitude for the opportunity to apply for grant funding from the North Ogden Redevelopment Agency (RDA) to support the recent infrastructure improvements completed at our Pool store located at 2636 Washington Boulevard in North Ogden. These enhancements encompass a comprehensive revitalization of our property, focusing on upgrades to the parking lot, building facade, landscape, and various architectural elements.

I am Kevin Linsley a North Ogden born and raised local that currently resides in Eden Utah. To just say I am excited to own and manage a commercial property/ business in my home town is an understatement. I am and always will be from ‘North Ogden’! I have deep roots to the city with most of my family living and operating businesses with in the area for the last 70 years. What a privilege to be a part of my home town. Steven Kay is my business partner and friend. Steven, a Washington State Native, came to Ogden on a church mission when younger and decided to make it home. We have worked together for close to 9 years and are now partners in Utahs #1 Pool Maintenance Company, “Poolwerx”.

After recognizing the need for our services here in the area a few years back, we have been in the search for the ideal location for our store and hub. Although the structure we chose was far from perfect, the location is perfect for our needs. Our initiative for a full remodel stemmed from the recognition of the need to modernize our building and create a more inviting atmosphere for our customers. The improvements made to the parking

lot have not only enhanced accessibility but also increased safety, providing a more convenient shopping experience for patrons. Additionally, the revitalized building facade and upgraded landscape have significantly improved the aesthetic appeal of the area, contributing to the overall beautification of the neighborhood. We worked closely with the North Ogden planning department to pick colors and finishes that fall in line with the cities vision for new construction.

Moreover, we believe that our investment in property revitalization will have a positive spillover effect, benefiting adjacent businesses and stimulating economic growth in the area. By elevating the visual appeal of our establishment, we aim to attract more foot traffic, thereby increasing visibility and footfall for neighboring businesses. This synergy will foster a thriving commercial environment, promoting the success of small businesses and revitalizing the local economy.

Furthermore, our project aligns seamlessly with several key goals outlined in the RDA's plan for redevelopment. By rehabilitating existing structures within the redevelopment area, we are actively contributing to the revitalization efforts and promoting sustainable growth. Our commitment to enhancing the built environment reflects our shared vision of creating vibrant, livable communities that serve the needs of residents and businesses alike. Some of the goals that our project mostly align with are:

-Rehabilitation of buildings to assure sound long-term economic activity in the core area of the City.

-Achievement of an environment reflecting a high level of concern for architectural, landscape and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and redevelopers.

-Promote and market sites for development or redevelopment that would be complimentary to existing businesses and industries or would enhance the economic base through diversification.

-Provide utilities, streets, curbs, sidewalks, parking areas, landscape areas, plantings, and/or street furniture to give the area a new look and to attract business activity.

-Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah

In conclusion, we firmly believe that the improvements made to our Pool store align with the objectives of the North Ogden RDA and will yield significant benefits for the community. I feel it important to include that this entire project has been self funded by Steven and Myself. With the help of mortgaging homes, lines of credit, and Golden West Credit Union we were able to make this dream a reality. Although our first phase of the project is complete, we hope to receive funds to help my business partner and I

recover quickly; to once again, reinvest in the growth of Poolwerx North Ogden. We are committed to leveraging this grant funding to further enhance our property and contribute to the ongoing revitalization of the area. Thank you for considering our application, and we look forward to the opportunity to collaborate with the RDA to bring our shared vision to fruition.

Sincerely,

Kevin Linsley
Owner/ Partner
Poolwerx Northern Utah

Supporting Documents:

Project Overview:

Initial Property purchase:
2636 North Washington Blvd. Property purchase: $515,000

Rehabilitation List AND Costs include but not limited too:
-Architectural/ Engineering/ Permits: $2300
-New Asphalt and Grading ADA Stalls: $17,00
-Landscaping: $4600
-Demolition and Haul off of outbuilding, old asphalt, and interior of main: $15,210
-Rough framing: New sub floors, Office walls, bathroom walls, Storage walls, crawl space access. Materials: $3,850 Labor: $3,950
-Timber Accent and Garbage Enclosure Materials: $1,600
-Windows: $5,671
-Exterior Paint: $5,231
-Signage $9014
-Rear ADA Entry
-ADA Bathroom and Plumbing: $5,850
-Electrical: $8,262
-Drywall and Primer $4,420
-Interior Paint: $4,071
-Flooring: Labor Only $2,000 (Flooring by Poolwerx)
-Roofing: $1,461
-Fixtures Materials: $5,100
-Labor: Garbage Enclosure, Fixtures, Shelving, Point of Sale, Trim, Exterior Timbers (326 Man Hours) $16,400

Time Line:
Property Purchased in 3/1/24 and Project Completed/ Grand Opening April 4/27/24

ADDITIONAL MATERIALS: SEE ATTACHMENTS

Staff Report to the North Ogden City Council

SYNOPSIS

Description: The City has been working to fully update the existing code. This is the discussion on the final version of the code to be adopted by January 1, 2025

Date: September 26, 2024

STAFF INFORMATION

Jon Call
jcall@nogden.org
801-737-9846

QUESTION FOR COUNCIL

What language would the council still like to revise and amend prior to adoption of the city code.

STAFF RECOMMENDATION

Staff recommends the council adopt this code after a thorough review.

DISCUSSION

This version of the code includes all the historical code changes which have occurred during the code rewriting process. With all the changes it is hard to differentiate between those already adopted and those being suggested, so staff thinks the best approach is the treat each redlined change in the document as a proposed change and we can tweak and amend the words as we work through the process. Prior to full adoption, we are not required to hold a public hearing, but I think it would be good to give some opportunity over the next two months for residents to review and provide feedback on the code.