



MINUTES OF THE SOUTH OGDEN CITY COUNCIL PRE-COUNCIL WORK SESSION AND SPECIAL CITY COUNCIL MEETING

TUESDAY, OCTOBER 1, 2019

PRE-COUNCIL WORK SESSION – 5 PM IN EOC ROOM

SPECIAL COUNCIL MEETING – 6 PM IN COUNCIL ROOM

PRE-COUNCIL WORK SESSION MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Sallee Orr, Brent Strate, Adam Hensley, Susan Stewart, and Mike Howard

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Parks and Public Works Director Jon Andersen, Police Chief Darin Parke, Fire Chief Cameron West, and Recorder Leesa Kapetanov

CITIZENS PRESENT

Walt Bausman

Note: The time stamps indicated in **blue** correspond to the audio recording of this meeting, which can be found by clicking the link

http://www.southogdencity.com/document_center/Sound%20Files/CC191001_1704.mp3 or by requesting a copy from the office of the South Ogden City Recorder.

I. CALL TO ORDER

- Mayor Porter called the meeting to order at 5:05 pm and called for a motion to open
00:00:00

Council Member Howard so moved, followed by a second from Council Member Hensley. Council Members Strate, Hensley, and Stewart all voted aye.

Note: Council Member Orr was not present for this vote. She joined the meeting at 5:06 pm.

II. REVIEW OF AGENDA

The mayor skipped this agenda item.

III. DISCUSSION ITEMS

A. Presentation on Opportunity Zones – Benj Becker, Zion’s Bank

- Overview by City Manager Dixon

00:00:20

- Mr. Becker gave an overview of what Opportunity Zones were and how they worked. He also had a visual presentation. See Attachment A.

00:02:14

B. Presentation/Discussion on Lime Scooters- Mackenzie Viau, Lime Utah Operations Manager

- Ms. Viau explained how the program between Lime Scooters and cities worked

00:31:36

IV. ADJOURN

At 5:48 pm Mayor Porter called for a motion to adjourn the work session so Council Members would have an opportunity to go outside City Hall and try out some of the Lime Scooters.

Council Member Howard moved to adjourn, followed by a second from Council Member Hensley. The voice vote was unanimous in favor of the motion.

00:43:08

COUNCIL MEETING MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Sallee Orr, Brent Strate, Adam Hensley, Susan Stewart, and Mike Howard

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Parks and Public Works Director Jon Andersen, Police Chief Darin Parke, Fire Chief Cameron West, and Recorder Leesa Kapetanov

CITIZENS PRESENT

Wesley Stewart, Benj Becker, Craig A Scott, Walt Bausman, Peggy Milos, Tiernan Gruman, Carolyn Sandstran, Brittney Berrett, Braiden Johnson, Lea Henke, Kirei Johnson, Breanin Berrett, Jana Brachart, Caleb Reide, Roland Berchardt, Austin Hersfro, Ana Hargefeld, Julius Schulze, Jacob Hahndorf, Chris Miller, Claus Hendrik Isemann, Kathy & Ryan Charters, Linda Stahl, Bruce and Joyce Hartman, Lee Miller, Max Biblik, Zack George, Toni George, Freya Brockmeyer, Ashlee Dunn, Astrid Becker, Sarah Sandstrom, Jordan Maughan, Julian Hernandez, Bryant Nolasco, Kayden Nolasco, Sandy Ruiz, Romney Nolasco, Santiago Nolasco, Jenelle & Maggie Dunn, Hallie Hales, Craig Hanni, Chrislee Dunyon, Chris Dunyon, Kelton Gold, Emily Pohl, Theron Peterson, Britt Peterson, Seth Jones, Trent Nelson, Letitia Toombs, Max & Shauna DeCaria

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking this link

http://www.southogdencity.com/document_center/Sound%20Files/CC191001_1803.mp3
or by requesting a copy from the office of the South Ogden City Recorder.

I. OPENING CEREMONY

A. Call To Order

- Mayor Porter called the meeting to order at 6:03 pm and called for a motion to convene.
00:00:00

Council Member Strate so moved. Council Member Howard seconded the motion. In a voice vote Council Members Orr, Strate, Hensley, Stewart, and Howard all voted aye.

B. Prayer/Moment Of Silence

The mayor led everyone in a moment of silence.

C. Pledge Of Allegiance

Council Member Orr led the Pledge of Allegiance.

II. PUBLIC COMMENTS

<u>Wesley Stewart</u>	00:01:23	Mr. Stewart had a handout for the Council. See Attachment B
<u>Joyce Hartman</u>	00:05:59	
<u>Craig Hanni</u>	00:07:19	Mr. Hanni presented the Council with some photos. See Attachment B.

III. RESPONSE TO PUBLIC COMMENT

00:10:29

IV. RECOGNITION OF SCOUTS/STUDENTS PRESENT

No scouts were present at this meeting.

V. CONSENT AGENDA

- A. Approval of September 17, 20109 Council Minutes
- B. Declaring Certain Property as Surplus to the City's Needs
- C. Approval of Proclamation Declaring October 1st, 2019 as German American Partnership Program (GAPP) Day in South Ogden City, Utah
 - The mayor read through the consent agenda and asked City Manager Dixon to explain about the surplus property
00:12:56
 - Mayor Porter explained there were students from both Germany and from junior and senior high schools in Weber County attending the meeting. They were there for the proclamation to honor the German American Partnership Program (GAPP). He read the proclamation and invited two leaders of the German students to speak.
00:15:20
 - The mayor called for a motion to approve the consent agenda
00:19:40

Council Member Strate moved to approve the consent agenda. The motion was seconded by Council Member Hensley. The voice vote was unanimous in favor of the motion.

VI. DISCUSSION /ACTION ITEMS

- A. Consideration of **Resolution 19-52** – Approving an Agreement With ArchiveSocial for Social Media and Website Archiving
 - Staff overview 00:21:48
 - Council discussion 00:23:19

- Motion 00:25:45

Council Member Hensley moved to adopt Resolution 19-52. Council Member Howard seconded the motion. Mayor Porter asked if there was any more discussion, and seeing none, he called the vote:

Council Member Strate -	Yes
Council Member Howard -	Yes
Council Member Orr -	Yes
Council Member Hensley -	Yes
Council Member Stewart -	Yes

Resolution 19-52 was adopted.

B. Consideration of Resolution 19-53 – Approving an Agreement With iWorQ for a Building Inspections Program Module

- Staff overview 00:26:06
- Discussion 00:29:40
- Motion 00:32:52

Council Member Strate moved to adopt Resolution 16-53, followed by a second from Council Member Hensley. There was no discussion on this motion. Mayor Porter called the vote:

Council Member Stewart-	Yes
Council Member Hensley-	Yes
Council Member Howard-	Yes
Council Member Strate-	Yes
Council Member Orr-	Yes

The motion stood.

C. Consideration of Resolution 19-54 – Approving an Agreement With Landmark Design to Oversee Burch Creek Park Project

- Staff overview 00:33:15
- Discussion 00:34:31
- Motion 00:34:47

Council Member Howard moved to adopt Resolution 1-54. The motion was seconded by Council Member Strate. Mayor Porter asked if there was any discussion. Council Member Strate asked several questions concerning the Burch Creek Park bond, with staff answering the questions. The mayor called the vote:

00:39:10

Council Member Orr-	Yes
Council Member Howard-	Yes
Council Member Stewart-	Yes
Council Member Hensley-	Yes
Council Member Strate-	Yes

Resolution 19-54 was approved.

D. Consideration of Resolution 19-55 – Approving an Agreement with Zion’s Bank for Financial Advisory Services

- Staff overview 00:39:22
- Discussion 00:41:05
- Motion 00:44:36

Council Member Hensley moved to adopt Resolution 19-55, followed by a second from Council Member Strate. The mayor asked if there was further discussion, and seeing none, he called for a motion.

Council Member Hensley-	Yes
Council Member Howard-	Yes
Council Member Stewart-	Yes
Council Member Orr-	Yes
Council Member Strate-	Yes

The resolution was adopted.

VIII. REPORTS/DIRECTION TO CITY MANAGER

A. City Council Members

- Council Member Stewart- 00:44:59
- Council Member Hensley - Nothing to report
- Council Member Orr - 00:46:12
- Council Member Howard - Nothing to report
- Council Member Strate - 00:49:42

B. City Manager: 00:53:45

C. City Attorney: Not present

E. Mayor 00:59:39

IX. ADJOURN

- Mayor Porter called for a motion to adjourn
01:01:43

Council Member Strate so moved, followed by a second from Council Member Howard. The voice vote was unanimous in favor of the motion.

The meeting adjourned at 7:06 pm.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Pre-Council Work Session and Council Meeting held Tuesday, October 1, 2019.

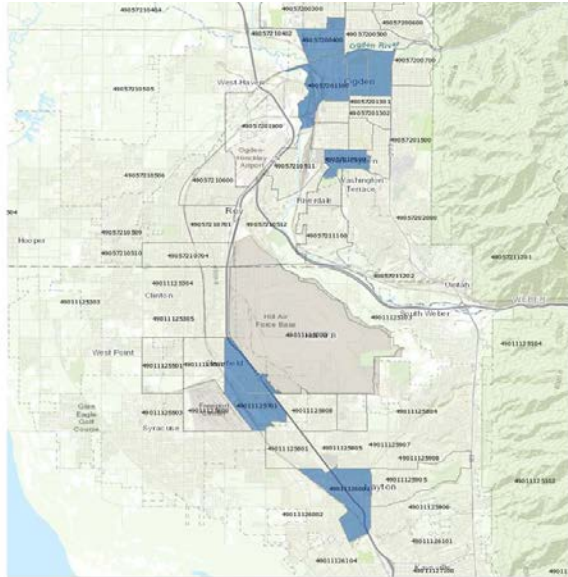

Leesa Kapetanov, City Recorder

October 15, 2019

Date Approved by the City Council

ATTACHMENT A

Presentation by Benj Becker, Zion's Bank



Opportunity Zones



Are you maximizing your Opportunity Zone?

Pre-Opportunity Zone Feasible



Opportunity Zone Feasible



Developers Look to Hit Tax-Break 'Jackpot' in Opportunity Zones
Billions pour into funds targeting low-income areas as Treasury lays down rules for who benefits - WSJ



Opportunity Zones | Utah

Tucked Into the Tax Bill, a Plan to Help Distressed America - FORBES

IRS Proposes Generous Rules For Opportunity Zone Investors, But What Will They Mean For Communities? - WSJ

Opportunity Is Coming to a City Near You
The rollout of new tax incentives should prompt investment - WSJ

NEW 'OPPORTUNITY ZONE' TAX-BREAK RULES OFFER FLEXIBILITY TO DEVELOPERS - WSJ

Opportunity Awaits: Statewide Opportunity Zones Announced

A New Tax Break for Poor Neighborhoods Could Benefit Luxury Developers - NYTIMES

Rich Investors Eye Tax-Favored Development Funds - WSJ

Opportunity Zone



Opportunity Zones | Utah

Definition – an economically distressed area where new investments, under select conditions, may be eligible for preferential tax treatment through an established opportunity fund – U.S. Treasury

Purpose & Intent – an economic development tool – to spur economic growth and job creation in distressed communities by providing tax benefits to investors - U.S. Treasury

General Tax Provisions:

- 1) **Temporary deferral** of capital gains taxes until 2026 by allowing investors to put and keep unrealized gains in an opportunity fund
- 2) A **ten percent reduction** on deferred taxes on capital gains if the opportunity fund is held for five years, and **another five percent reduction** if held for seven years
- 3) A **complete tax exemption** on capital gains on investments made through the opportunity fund as long as the investor holds the investment for ten years



U.S. DEPARTMENT OF THE TREASURY
COMMUNITY DEVELOPMENT
FINANCIAL INSTITUTIONS FUND

What does this all mean?

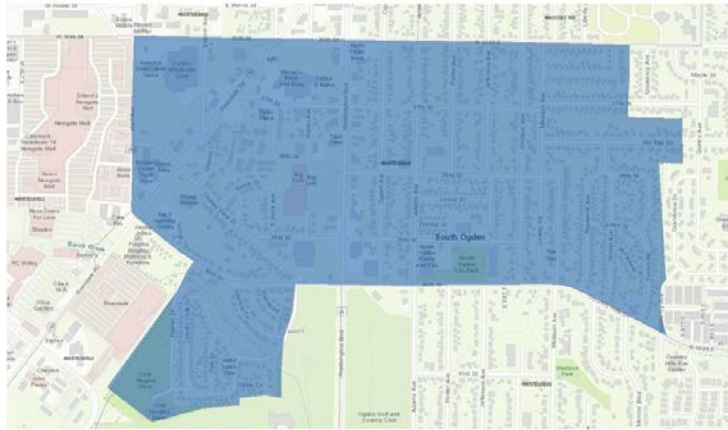
- Take capital gains from a previous investment – real estate, stocks, antiques, etc.
- Put into an Opportunity Fund (dedicated fund in an Opportunity Zone)
- Original, placed gains are reduced by 10 percent if held five years, 15 percent if held seven years
- New gains (made from the new investment) are NOT subject to capital gains taxes if held ten years

But what does it really mean?

- Investors can accept lower rates of return due to the tax advantages
- Highest and best use should be reconsidered – a use that was not feasible might now be feasible
- Be ready – ready sites will attract funding
- Couple the Opportunity Zone with all other economic development tools – LIHTC, CRA, TRZ, etc.

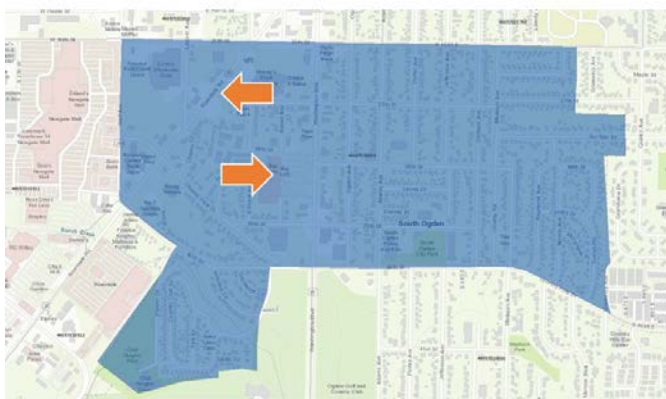
Z P
F I Opportunity Zones Utah

Potential Development Types and Necessary Profit		
Scenario	Profit %	Necessary Profit %
Residential	20%	18-25%
Office	17%	20-25%
Hotel	14%	25%+
Residential & Retail	18%	20-25%
Office & Retail	14%	20-25%
Hotel & Retail	13%	25%+



South Ogden
Opportunity Zone





Option I → Opportunity Zone

- \$10,000,000 roll of capital gains into an opportunity fund
- Capital gains tax is not required until year 7 following rollover
 - Capital gains following 15% opportunity zone adjustment = \$1,700,000
- New investment is sold in ten years
 - New value = \$20,000,000
 - New capital gains taxes = \$0
- Total capital gains = \$1,700,000

 Opportunity Zones | Utah
 Non-Opportunity Zone ← Option II

- \$10,000,000 roll of capital gains into a NON opportunity zone area
 - Immediate capital gains tax = \$2,000,000
- New investment is sold in ten years
 - New value = \$20,000,000
 - New capital gains taxes = \$2,000,000
- Total capital gains = \$4,000,000

Difference = \$2,300,000

Option I → Opportunity Zone

- All else equal, a developer/investor has \$2,300,000 in additional incentives to develop/invest in an Opportunity Zone (per the previous example)
 - To attract tenants, the financial advantage could be partially utilized by providing superior construction to competitive sites
 - A reduced initial rent (or more tenant incentives) could be offered to be competitive to other, non-Opportunity Zone sites
- Tenants can also invest in the Opportunity Zone and receive similar savings for job expansion and business growth

 Opportunity Zones | Utah
 Non-Opportunity Zone ← Option II

- All else equal, sites not in Opportunity Zones will be less competitive for investment dollars

The additional financial incentive will often be enough to result in changed Highest and Best Use conclusions.

Previously – this was feasible as anticipated value was concluded to be greater than costs, including a necessary profit



Previously – this was *NOT* feasible as anticipated costs were concluded to be greater than likely value, resulting in limited or no financial feasibility



Opportunity Zone benefits result in a lower required rate of return for the office property. Lower rate = higher values, creating a sufficient spread between costs and value that includes enough profit to justify construction

Steps to take as a Municipality to Capitalize on Opportunity Zones

- Create a CRA/TRZ to provide additional incentive - LAYERS
- Educate property owners on the advantages of an opportunity zone – get them acting
- Have zoning and plans in place that allow for ready development processes at the densities and use types that are desired by the city and development community
- Market to investors the development options and incentives that are possible within the Opportunity Zones – *Less a focus on the whole city/area, and more the advantage of a specific site*
- Market to potential tenants the advantages of an Opportunity Zone
- Select nodes – key areas of focus
- ACT NOW



ATTACHMENT B

Public Comment Handouts

Opportunity Zone

Definition – an economically distressed area where new investments, under select conditions, may be eligible for preferential tax treatment through an established opportunity fund – U.S. Treasury

Purpose & Intent – an economic development tool – to spur economic growth and job creation in distressed communities by providing tax benefits to investors - U.S. Treasury

General Tax Provisions:

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property values of our senior citizen residents living within our city, Most families, including persons from The Church of Jesus Christ of Latterday Saints, Catholic Families, and Baptist families want a safe backyard for their kids to play with their siblings and friends. We are built out (except for Ogden Golf and Country Club land). Why create an increase in the shortage of small affordable family homes with yards. In a prior town hall meeting I asked citizens present, who wanted hotels, offices, or high density by their house and not one adult

Mostly opportunity for Land investors to buy up properties and convert area to have more rental units. Many don't upkeep their properties and the city's code enforcement is either lacking or doesn't make a difference.

SOUTH OGDEN

Many residents are in the bottom 10% wage earners.

50% of Former Club Heights students were minorities
80% of Students recieved reduced or free lunches,

Where will this lead to as realstate investors purchase up lower income housing. Poorer (Lower Income) families will have less choices for



an affordable to them home with yard to raise their kids and have healthy garden food grown in their own back yard.

It will also further drive up the

Handouts from Mr. Stewart

Source: Southogdencity.com/document-center/Resolutions/2017/
 Resolution-17-05--Report-on-Moderate-Income-Housing-
 Element-of-the-General-Plan--with-ATTACH--07-Feb-17.pdf
 South Ogden City
 Report on Moderate Income Housing Element of the General Plan (2017)

South Ogden City is a community approaching build-out. The 2016 population is estimated at 16,789, which is an increase of 901 or 5.36% over the estimated 15,888 population in 2008 when the most recent general plan was updated and adopted. The growth rate has been slow, maintaining a trend that has prevailed since the turn of the century. Other key demographic characteristics related to housing include the following:

- The population of South Ogden is getting younger
- The share of the population over 65 years is still relatively high compared to the county and state
- The average size of households in South Ogden continues to decline, although at much smaller rates than from 2000 to 2010. The average household size is one of the smallest in the county and state, which is a function of the mature age profile of the community.

South Ogden is largely surrounded by its municipal neighbors—Ogden (to the north and east), Riverdale (northwest), Washington Heights (west), and Uintah (south) in each direction as well as unincorporated Weber County areas. As such, few parcels of vacant land are available to create new places and neighborhoods. South Ogden is the fourth-largest city in Weber County and is easily accessed from several major routes, including Highway 89 (Washington Blvd.), Riverdale Road and Harrison Blvd.

Community Information:

The origins of South Ogden as a community date back the mid-nineteenth century when lands previously owned by the Mexican government were acquired by the United States. The area was first settled by Daniel Burch and his family, who arrived in 1848 as part of the Lorenzo Snow Company of Utah pioneers. In 1850 the area was named Burch Creek in his honor. There was little development until 1890 when extensive investments in land, both residential and commercial, took place. By the 1930s Burch Creek was an established farming community of about 800 people, and on July 6, 1936 the town of South Ogden was established.

South Ogden's close location to Hill Air Force Base and the Ogden Arsenal led to a housing boom in the 1940s. By 1946 the population exceeded 3,600, and South Ogden became known as the "City of Homes." The development of South Ogden into a suburban community was spurred by FHA-approved housing in 1949 and the easy access to major employment centers. Consequently, the City experienced its largest growth spurt in the 1950's. From 1950 to 1970, South Ogden grew at a rate two to three times faster than Weber County. Today the general population is becoming somewhat younger and the minority population is growing, matching countywide levels around 15%.

Commercial development grew in response to the housing boom from the 1950's to 1970's, with most current businesses locating in the City's major business district after 1960. Today, health care and private education (for-profit training) make up 24 percent of all employment in the city, followed closely by leisure and hospitality including restaurants. The average wage in 2012 was \$27,628 for an individual. Estimated median household income in 2016 was \$55,605, which is slightly lower than the Weber County average of \$56,581 during the same period.

So why did we get rid of the 20 year old S. Ogden Senior Center???

also known as "mother-in-law" apartments everywhere in our city? No cost ↑ So why not allow ADU population increase solution. Could provide income for aging seniors in our city. (As desired by home owner).

WEBER COUNTY DEMOGRAPHICS, ECONOMICS AND HOUSING MARKET

I. Demographic Trends and Characteristics

Table
 Weber County: Demographic Characteristics

	2000	2010	Chg.	State of Utah
Population	196,533	231,236	17.7%	-23.8
Median Age	29.3	30.7	4.8%	29.2
65 years and older	20,437	23,388	14.4%	---
Percent 65 years and older	10.4%	10.1%	9.0%	---
19 years and younger	67,712	76,143	12.5%	---
Percent 19 years and younger	34.4%	32.9%	34.8%	---
Households	65,698	78,748	19.9%	-25.2
Average Household Size	2.95	2.9	-1.7%	3.1
Minority Population*	24,148	35,334	46.3%	---
Percent Minority Population	12.3%	15.3%	14.4%	---
Ethnicity: Hispanic Population**	24,970	38,711	55.0%	---
Percent Hispanic Population	12.7%	16.7%	13.0%	---

*Minority population includes those of the following races: black, American Indian, Asian, Native Hawaiian and other Pacific Islanders and other race. Hispanic is an ethnicity denoted by origins or identification with Spanish or Portuguese speaking countries. Hispanics may or may not be part of minority count depending on racial mix.
 Source: U.S. Census Bureau, 2000 SF1 and 2010 SF1.

Comparative Demographic Statistics

Table
 Cities Ranked by % Change in Population 2000-2010

	Total	Percent Change 2000-2010
West Haven	10,272	158.4%
Hooper	7,218	84.7%
Plain City	5,476	57.2%
Pleasant View	7,979	41.7%
Weber County	231,326	17.7%
North Ogden	17,357	15.5%
South Ogden	16,532	15.0%
Roy	36,884	12.2%
Ogden	82,825	7.3%
Washington Terrace	9,067	6.0%

Source: U.S. Census Bureau.

Table
 Cities Ranked by % Change in Households 2000-2010

	Total	Percent Change 2000-2010
West Haven	3,200	182.9%
Hooper	2,082	81.0%
Plain City	1,609	64.4%
Pleasant View	3,260	39.6%
North Ogden	5,569	26.1%
Weber County	78,748	19.9%
South Ogden	6,204	19.5%
Roy	12,174	13.9%
Washington Terrace	3,327	10.2%
Ogden	29,631	8.2%

Source: U.S. Census Bureau.

Handouts from Mr. Stewart

**SOUTH OGDEN PROFILE:
DEMOGRAPHICS, ECONOMICS AND HOUSING MARKET**

I. Demographic Trends and Characteristics

**Table
South Ogden: Demographic Characteristics**

	2000	2010	Chg.	Weber County	State of Utah
Population	14,377	16,532	15.0%	---17.7%	23.8%
Median Age	33.7	31.6	-6.2%	30.7	29.2
65 years and older	2,322	2,382	2.6%	---	---
Percent 65 years and older	16.2%	14.4%	---	10.1%	9.0%
19 years and younger	4,334	4,853	12.0%	---	---
Percent 19 years and younger	30.1%	29.4%	---	32.9%	34.8%
Households	5,193	6,204	19.5%	---19.9%	---25.2%
Average Household Size	2.73	2.64	-3.3%	2.9	3.1
Minority Population*	1,108	2,174	96.2%	---	---
Percent Minority Population	7.7%	13.2%	94.9%	15.3%	14.4%
Ethnicity: Hispanic Population**	1,089	2,122	---	---	---
Percent Hispanic Population	7.6%	12.8%	---	16.7%	13.0%

*Minority population includes those of the following races: black, American Indian, Asian, Native Hawaiian and other Pacific Islanders and other race. Hispanic is an ethnicity denoted by origins or identification with Spanish or Portuguese speaking countries. Hispanics may or may not be part of minority count depending on racial mix.

Source: U.S. Census Bureau, 2000 SF1 and 2010 SF1.

**Table
South Ogden: Owner Occupied Units by Race and Ethnicity - 2010**

	Units	% Share
Owner-occupied housing units	4,277	100.0%
White alone householder	3,879	90.7%
Black or African American alone householder	29	0.7%
American Indian and Alaska Native alone householder	11	0.3%
Asian alone householder	69	1.6%
Native Hawaiian and Other Pacific Islander alone householder	9	0.2%
Some Other Race alone householder	3	0.1%
Two or More Races householder	35	0.8%
Hispanic or Latino	242	5.7%

Source: U.S. Census 2010.

**Table
South Ogden: Renter Occupied Units by Race and Ethnicity - 2010**

	Units	% Share
Renter-occupied housing units	1,927	100.0%
White alone householder	1,510	78.4%
Black or African American alone householder	44	2.3%
American Indian and Alaska Native alone householder	21	1.1%
Asian alone householder	19	1.0%
Native Hawaiian and Other Pacific Islander alone householder	8	0.4%
Some Other Race alone householder	6	0.3%
Two or More Races householder	34	1.8%
Hispanic or Latino	285	14.8%

Source: U.S. Census 2010.

← The majority of Hispanics rent. As demand on housing increases, cost of rent will increase which hurts the bottom wage earners. If they can't afford rent, where will they go?

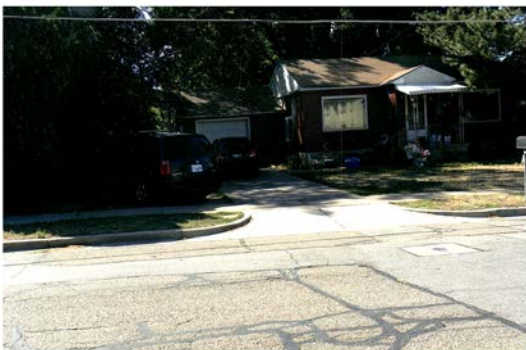
Handouts from Mr. Stewart



Madison Ave off 40th
This should not be a salvage yard
9-3-2019



Madison Ave off 40th
Bus for a year or more
9-3-2019



Madison Ave off 40th
Back
9-3-2019



Maple ST
9-3-2019

Photos from Mr. Hanni



4350 S 920 E
 For Years Bad place
 9-3-2019



Maple Street
 9-3-2019



4300 S 850 E
 All Summer
 9-3-2019



4200 South 900 E? - 950 E.
 9-3-2019



41841 Madison and 687 42nd St.
 Bad Place For Years
 Health Dept. Should Visit
 9-3-2019 Garbage Pile
 Has been here for
 month



41st Street
 9-3-2019



41st Street
 9-3-2019



Maple St
 9-3-2019



Corner Maple & Monroe Blvd.

9-3-2019



Kiesel Ave

9-3-2019



Kiesel Ave

9-3-2019



40th St.

9-3-2019



40th St
9-3-2019