MEMORANDUM

TO: Mayor and City Council

FROM: Matthew J. Dixon, City Manager

RE: August 04, 2020 Council Meeting

DISCUSSION/ACTION ITEMS

- ***Resolution 20-23 – Approving an agreement for the construction of the 37th Street Water Line Project.*** As was mentioned in the last council meeting, due to the timing of the federal funding being made available to the city, the construction season and the city council meetings, staff is trying to do all we can to get this project bid and awarded to try and take advantage of the available days for construction. A few weeks can make a huge difference on large projects like this when we get into October and November. With that in mind, staff is moving quickly to put this on Tuesday's agenda, even though bidding will not close until Monday. Staff will spend time Monday and Tuesday reviewing and preparing a recommendation for the council's consideration at Tuesday's meeting. If it works out that staff is able to have a good recommendation prepared and after fully reviewing the bid with the council on Tuesday and the council agrees to award the contract, the contractor will begin immediately to prepare to start the project. If, on the other hand, staff finds problems with the bid(s) or the council feels like you need more time to review/discuss the bid(s) then the recommendation would be to table the item for consideration at the second meeting in August. Staff will provide as much information in advance of the meeting as we are able and as soon as it is available. I know this is not the preferred process, however, I believe it is in the city's best interest to try and get this project started in order to avoid problems in the fall/winter by having the street torn up when winter arrives. The water line replacement portion of this project (Washington Blvd. to Orchard) is being paid for with CDBG grant funds ($182,400) and the other improvements (street tear out/rebuild and some curb repairs) will be paid for with monies restricted for road improvements and utilities. Total project estimated cost is $1,049,638.

DISCUSSION ITEMS

- ***Fiscal Year 2021 Budget.*** Finance Director, Steve Liebersbach, will review some of the recent updates to the FY2021 Budget. Councilmember Strate met with me and Steve and I believe he has some budget related items he may like to propose for discussion as well. If you have any specific budget discussion items, questions, concerns, etc. please let me or Steve know so we can help you be prepared for the meeting.

E mdixon@southogdencity.com
O 801-622-2702
F 801-622-2713

3950 Adams Ave. Suite 1
South Ogden City, UT 84403

SouthOgdenCity.com

CDRA MEETING

- ***Commitment Letter for Tax Increment Support of the Seasons on Riverdale Rd.*** This Commitment Letter is being requested in support of the Seasons on Riverdale Rd. to help with the developer's application to secure Federal HUD financing for his project.

  As a reminder, this is the project being developed between Riverdale Rd. and 36th Street along Lincoln Ave. The project includes the construction of approximately 180 apartment units, a clubhouse & pool, a retail pad on Riverdale Rd. and the construction of approximately 96 parking stall for utilization by Costco.

  Staff has reviewed the project proforma and is recommending tax increment support by the Agency to help make this a viable project. The unique challenges associated in developing this site make the cost of construction too expensive to make it worth an investor's risk - given the lease rates that can be supported in this market. Some of the challenges that impact the more expensive construction costs include: topography (43 foot drop from Riverdale Rd. to 36th Street), construction of a large (1,470 ft.) retaining wall, higher than average cost for concrete in foundations (buildings need to step down from south to north), building footings, ramping, the need to construct bridges between the buildings and the parking on the east, and the demolition and grading of the site to prepare it for development. Combined, these additional costs total approximately $875,000. Now add to these additional costs the city's request of the developer to purchase property and construct parking on the north end of Lincoln Ave. in an effort to help Costco. The land cost and improvement costs to construct this parking (approx. 96 stalls) is close to one million dollars. These are some of the reasons this is now the third developer to attempt a project on this site.

  Based on the higher than average expenses associated with the development of this site, the city's desire to clean up this area and provide additional, quality housing, and the fact that this project will provide almost 100 additional parking stalls for Costco, it is recommended that the Agency agree to provide some tax increment support to see that this project can happen. At this point, the Agency is committing to support the project with a minimum level of tax increment of $650,000 over 20 years. Because the final terms (interest rate, years, etc.) of the HUD financing will have an impact on the amount of tax increment needed to make this a viable project, the recommendation is that the Agency approve this Commitment Letter showing our support of the project at a minimum level but leaving the final level of participation by the Agency as 'to be determined' once the Agency knows how the project financing comes together.

  The bottom line is that the Agency does not want to commit $1.2M to make the project viable if, once the terms of the HUD financing are known, it may only require $950,000. Therefore, the Agency wants to show a minimum level of support so HUD knows we support the project but will leave the final level of participation to be determined once we know the final terms of the HUD financing. The final participation will come before the Agency in the form of a Participation

Agreement. I would expect that to occur as early as September – depending on HUD's ability to review and make a decision.

I hope this process and recommendations make sense. Please contact me if you have any questions I can help answer related to this project, HUD, the tax increment, etc.

E mdixon@southogdencity.com 3950 Adams Ave. Suite 1 SouthOgdenCity.com

O 801-622-2702 South Ogden City, UT 84403

F 801-622-2713

NOTICE AND AGENDA
SPECIAL CITY COUNCIL MEETING

TUESDAY, AUGUST 4, 2020

SPECIAL MEETING 5 PM

COUNCIL MEETING - 6 PM

Notice is hereby given that the South Ogden City Council will hold a special meeting beginning at 5 pm Tuesday, August 4, 2020, located at 3950 Adams Avenue, South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; however, the city will abide by all COVID-19 restrictions in place at the time of the meeting, including social distancing and number of people allowed to gather at one time. Some members of the council may be attending the meeting electronically.

SPECIAL CITY COUNCIL MEETING

I. CALL TO ORDER – Mayor Russell Porter

II. CONSENT AGENDA

Approval of July 21, 2020 Council Minutes

III. DISCUSSION/ACTION ITEMS

A. Consideration of **Resolution 20-23** – Approving an Agreement with ________________ for 37th Street Water Line Project

IV. REVIEW OF BUDGET

V. RECESS INTO COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING

See separate agenda

VI. RECONVENE CITY COUNCIL MEETING AND ADJOURN

Posted to the State of Utah Website July 30, 2020

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted at the Municipal Center (1st and 2nd floors), on the City's website (southogdencity.com) and emailed to the Standard Examiner on July 30, 2020. Copies were also delivered to each member of the governing body.

Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 48 hours in advance.

MINUTES OF THE SOUTH OGDEN CITY COUNCIL WORK SESSION AND CITY COUNCIL MEETING

TUESDAY, JULY 21, 2020
'SPECIAL MEETING - 5 PM IN COUNCIL ROOM
COUNCIL MEETING – 6 PM IN COUNCIL ROOM

WORK SESSION MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Sallee Orr, Brent Strate, Susan Stewart, Mike Howard, and Jeanette Smyth Note: Council Member Smyth joined the meeting via the Zoom meeting app.

STAFF MEMBERS PRESENT

City Manager Matt Dixon, City Attorney Ken Bradshaw, Assistant City Manager Doug Gailey, Parks and Public Works Director Jon Andersen, Fire Chief Cameron West, Police Chief Darin Parke, Field Supervisor Jason Brennan, Information Services Manager Brian Minster, Special Events Coordinator Jamie Healy, and Recorder Leesa Kapetanov Note: City Attorney Ken Bradshaw and Police Chief Darin Parke joined the meeting via Zoom.

CITIZENS PRESENT

No one else was present for the work session

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking the link https://www.southogdencity.gov/document_center/Sound%20Files/2020/CC200721_1703.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 5:06 pm and entertained a motion to begin.

00:00:00

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

Not Approved

II. REVIEW OF AGENDA

Council Member Stewart requested they change the order of Items VII A and B.

00:00:15

III. DISCUSSION ITEMS

A. Update on Club Heights Park- Jon Andersen

- Overview 00:00:58
- Discussion 00:05:57

B. Update on Recycling

- Overview by City Manager Dixon

00:24:43

C. Storm Water 101

- Presentation by Parks and Public Works Director Jon Andersen (see Attachment A)

00:36:08

IV. ADJOURN

At 5:59 pm, Mayor Porter called for a motion to adjourn the work session.

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

00:53:25

Not Approved

COUNCIL MEETING MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Sallee Orr, Brent Strate, Susan Stewart, Mike Howard, and Jeanette Smyth   Note: Council Member Smyth joined the meeting via the Zoom meeting app.

STAFF MEMBERS PRESENT

City Manager Matt Dixon, City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Fire Chief Cameron West, Information Services Manager Brian Minster, Special Events Coordinator Jaime Healy, and Recorder Leesa Kapetanov   Note: Police Chief Darin Parke joined the meeting via Zoom.

CITIZENS PRESENT

Bruce and Joyce Hartman, Leonard Postel

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking this link https://www.southogdencity.gov/document_center/Sound%20Files/2020/CC200721_1801.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 6:01 pm and called for a motion to convene

00:00:06

Council Member Strate moved to begin council meeting, followed by a second from Council Member Howard. In a voice vote Council Members Orr, Strate, Stewart, Howard, and Smyth all voted aye.

B. Prayer/Moment of Silence

The mayor led those present in a moment of silence.

C. Pledge Of Allegiance

Council Member Jeanette Smyth led the Pledge of Allegiance.

Not Approved

II. PUBLIC COMMENTS

- The mayor opened the meeting to public comment for those present and instructed those on Facebook they could submit comments until 6:15 pm. No one in the Council Room came forward. 00:01:23
- City Recorder Kapetanov stated she had received several public comments via email which she had included in the packet and would make part of the public record. See Attachment B.

00:02:06

III. RESPONSE TO PUBLIC COMMENT

See later in the minutes.

IV. RECOGNITION OF SCOUTS/STUDENTS PRESENT

No scouts or students were present.

V. CONSENT AGENDA

A. Approval of July 7, 2020 Council Minutes

B. Set Date for Public Hearing (August 4, 2020 at 6:05 pm) to Receive and Consider Comments on the Proposed FY2021 Budget Which Includes a Property Tax Increase

- Mayor Porter read the consent agenda and asked if there were any questions or comments. No one responded. He then called for a motion.

00:02:45

Council Member Smyth moved to approve the consent agenda. The motion was seconded by Council Member Howard. There was no further discussion. The voice vote was unanimous in favor of the motion.

VI. PUBLIC HEARING

To Receive and Consider Comments on the Following Items:

A. City's Intent to Continue Not Charging Itself for Water, Sewer, and Storm Drain Used For Normal City Operations During FY2021

B. Proposed Utility Franchise Fee Transfers from the Enterprise Funds to the General Fund

Not Approved

- Staff overview of public hearing items

00:03:36

- Motion to open public hearing

00:08:58

Council Member Strate moved to open the public hearing. Council Member Howard seconded the motion. All present voted aye.

- Mayor Porter invited those present who wished to comment to come forward. No one came forward. The mayor then announced that comments for the public hearing would be accepted until 6:20. He called for a motion to close the public hearing but keep the record open for comment until 6:20 pm.

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

Not Approved

VII. DISCUSSION/ACTION ITEMS

A. Consideration of **Resolution 20-20** – Ratifying an Agreement for Use of Community Development Block Grant Funds

- Staff overview 00:10:00
- Discussion 00:11:02
- Motion 00:14:55

Council Member Smyth moved to approve Resolution 20-20. Council Member Howard seconded the motion. Mayor Porter asked if there was further discussion, and seeing none, he called the vote:

Council Member Orr -	**Yes**
Council Member Strate -	**Yes**
Council Member Stewart-	**Yes**
Council Member Howard -	**Yes**
Council Member Smyth -	**Yes**

Resolution 20-20 was adopted.

- Mayor Porter went to Item C next

C. Consideration of **Resolution 20-22** – Approving and Agreement with Wasatch Front Football League for 2020 Season

- Staff overview 00:15:25
- Council discussion 00:17:34

- Motion 00:22:30

Council Member Howard moved to adopt Resolution 20-22. The motion was seconded by Council Member Strate. Council Member Orr asked some questions about the costs. **The mayor then called the vote:**

Council Member Smyth -	**Yes**
Council Member Howard -	**Yes**
Council Member Stewart -	**No**
Council Member Strate -	**Yes**
Council Member Orr-	**Yes**

The agreement was approved.

B. Consideration of **Resolution 20-21-** Approving an Agreement with Wasatch Physical Therapy for Concussion Protocol Services

- Staff overview 00:23:56
- Council discussion 00:25:30
- Motion 00:31:00

Council Member Smyth moved to adopt Resolution 20-21. Council Member Howard seconded the motion. After determining there was no further discussion, the mayor called the vote:

Council Member Howard-	**Yes**
Council Member Strate -	**Yes**
Council Member Stewart -	**Yes**
Council Member Smyth -	**Yes**
Council Member Orr -	**Yes**

Resolution 20-21 was approved.

- Mayor Porter asked if any public comments had been made via Facebook. Information Services Manager Brian Minster read comments from the following:
  Dena May 00:31:46
  Joshua Payne 00:32:20

VIII. RESPONSE TO PUBLIC COMMENTS

00:33:01

Not Approved

VIII. REPORTS/DIRECTION TO CITY MANAGER

A. City Council Members
- Council Member Smyth - 00:40:15
- Council Member Orr - 00:41:42
- Council Member Howard - 00:43:23
- Council Member Stewart - 00:43:43
- Council Member Strate - 00:44:35

B. City Manager 00:49:29

C. City Attorney Nothing to report

D. Mayor Porter 00:50:44

IX. RECESS CITY COUNCIL MEETING AND CONVENE INTO AN EXECUTIVE SESSION

Pursuant to UCA §52-4-205 1(a) to discuss the character, professional competence, or physical or mental health of an individual

- Mayor Porter indicated it was time to enter into an executive session. He dismissed those who were not involved in the executive session and then called for a motion to recess city council meeting and enter into an executive session to discuss the character, professional competence, or physical or mental health of an individual

00:52:21

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

The council remained in the Council Room for the executive session, which began at 6:54 pm.

X. CLOSE EXECUTIVE SESSION, RECONVENE CITY COUNCIL MEETING, AND ADJOURN

At 8:03 pm, Council Member Strate moved to close the executive session, reconvene city council meeting, and adjourn. Council Member Howard seconded the motion. The voice vote was unanimous in favor of the motion.

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, July 21, 2020.

Leese Kapetanov _______________________ Leesa

Kapetanov, City Recorder Date Approved by the City Council

Not Approved

Not Approved

ATTACHMENT A

Presentation by Jon Andersen


SOUTH OGDEN CITY
STORM WATER


Urban Wet Weather Flows
EPA
Separate Storm Sewer System
Combined Sewer System
Separate Sanitary Sewer System
Wastewater Treatment Plant
40% evapotranspiration
10% runoff
25% shallow infiltration
25% deep infiltration
Natural Ground Cover
30% evapotranspiration
55% runoff
10% shallow infiltration
5% deep infiltration
75%-100% Impervious Cover

STORM WATER SYSTEM IS A TOOL FOR MANAGING THE RUNOFF FROM RAINFALL AND SNOWMELT.

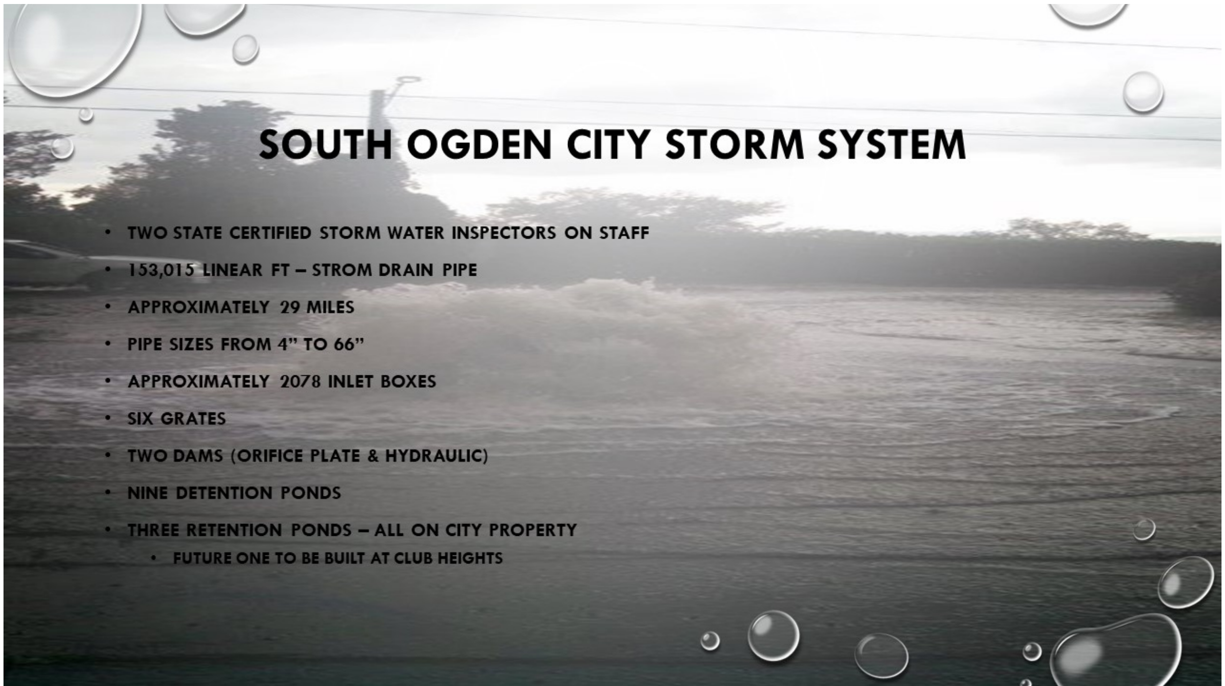
WHEN RAINWATER LANDS ON ROOFTOPS, PARKING LOTS, STREETS, DRIVEWAYS, AND OTHER SURFACES THAT WATER CANNOT EASILY GO THROUGH IT BECOMES STORM WATER RUNOFF.

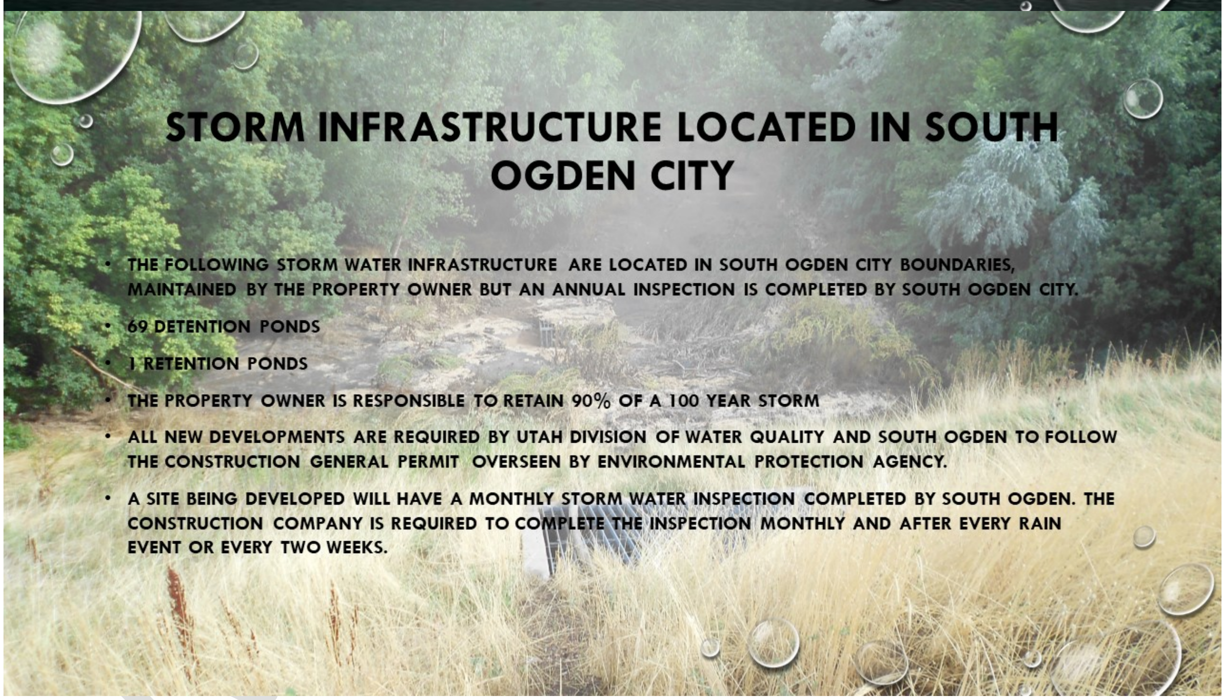
THE RUNOFF THEN ENTERS GUTTERS, GRATES, PIPES, PONDS, ETC. TO HELP PREVENT FLOODING AND REMOVE POLLUTANTS.

THEN FLOWS SAFELY TO GROUND OR OUR STREAMS, LAKES, AND RESERVOIRS.

STORM WATER SYSTEMS TYPES

- STORM WATER SYSTEMS COME IN A VARIETY OF SHAPES, SIZES, AND FORMS.
- BASICALLY TWO TYPES
- 1- RETENTION – DESIGNED TO RETAIN RUNOFF AND ALLOW WATER TO SEEP THROUGH THE SOIL.
- 2- DETENTION – DESIGNED TO ALLOW POLLUTANTS TO SETTLE AND BE ABSORBED, AFTER THE STORM WATER SLOWLY DRAINS FROM THE POND THROUGH A PIPE IN THE "OUTFLOW" STRUCTURE.


SOUTH OGDEN CITY STORM SYSTEM
• TWO STATE CERTIFIED STORM WATER INSPECTORS ON STAFF
• 153,015 LINEAR FT – STROM DRAIN PIPE
• APPROXIMATELY 29 MILES
• PIPE SIZES FROM 4" TO 66"
• APPROXIMATELY 2078 INLET BOXES
• SIX GRATES
• TWO DAMS (ORIFICE PLATE & HYDRAULIC)
• NINE DETENTION PONDS
• THREE RETENTION PONDS – ALL ON CITY PROPERTY
• FUTURE ONE TO BE BUILT AT CLUB HEIGHTS


STORM INFRASTRUCTURE LOCATED IN SOUTH OGDEN CITY
• THE FOLLOWING STORM WATER INFRASTRUCTURE ARE LOCATED IN SOUTH OGDEN CITY BOUNDARIES, MAINTAINED BY THE PROPERTY OWNER BUT AN ANNUAL INSPECTION IS COMPLETED BY SOUTH OGDEN CITY.
• 69 DETENTION PONDS
• 1 RETENTION PONDS
• THE PROPERTY OWNER IS RESPONSIBLE TO RETAIN 90% OF A 100 YEAR STORM
• ALL NEW DEVELOPMENTS ARE REQUIRED BY UTAH DIVISION OF WATER QUALITY AND SOUTH OGDEN TO FOLLOW THE CONSTRUCTION GENERAL PERMIT OVERSEEN BY ENVIRONMENTAL PROTECTION AGENCY.
• A SITE BEING DEVELOPED WILL HAVE A MONTHLY STORM WATER INSPECTION COMPLETED BY SOUTH OGDEN. THE CONSTRUCTION COMPANY IS REQUIRED TO COMPLETE THE INSPECTION MONTHLY AND AFTER EVERY RAIN EVENT OR EVERY TWO WEEKS.

Storm Sewer Fees

Last Amended Aug. 20, 2019 by Resolution 19-47

Residential Storm Drain Fee	Duplex Storm Drain Fee	4- Plex Storm Drain Fee	Commercial Storm Drain per ERU
$ 11.25/mo.	$16.87/mo.	$22.48/mo.	$11.25/ERU

Land Drainage Fees	
Description	**Amount**
Curb cut fee	$ 200
Curb replacement fee*	$ 200
Monthly fee for drainage of impervious surfaces to curb	$ 3
Land drainage fee	$ 6
Permit Fee**	$ 50

These land drainage fees apply only to those residences where roof and drainage are not being retained on the owner's property, and are being drained into City gutters. These fees do not apply to homes built prior to October 11, 1962.

* Fees apply only to buildings built since October 11, 1962

** Added as of 14 Oct 03

CAPITAL FACILITIES PLAN 11-2013

- SEVEN CURRENT PROJECTS
  - 1- 40TH ST BETWEEN ORCHARD & PORTER - COMPLETED
  - 2- 40TH ST BETWEEN NORDIN & ORCHARD - COMPLETED
  - 3- GLASMANN WAY BETWEEN 89 & BURCH CREEK
  - 4- 40TH ST BETWEEN ADAMS & WASHINGTON
  - 5- 42ND BETWEEN LIBERTY & ADAMS AND ON ADAMS AVE BETWEEN 42ND & 4350 S.
  - 6- 40TH ST BETWEEN WASHINGTON & BURCH CREEK
  - 7- 657 E BETWEEN BELMAR DRIVE AND 36TH AND ON 36TH BETWEEN 675 & JEFFERSON
- THIS PLAN WILL BE UPDATED THIS FALL WITH PROJECTS BEING REMOVED AND MORE ADDED
  - 5-6 MORE PROJECT ARE BEING LOOKED AT.

Not Approved

ATTACHMENT B

Public Comments Emailed Previous to Meeting

From: Susan D
Sent: Wednesday, July 15, 2020 1:51 PM
To: Leesa Kapetanov
Cc: Matt Dixon
Subject: Re: Next Council Meeting
Attachments: image003.png

Follow Up Flag: Follow up
Flag Status: Flagged

Here are the comments provided by folks so far, including my own:

Susan DeBruin
3839 Orchard Ave
Below are comments from various South Ogden City residents who, like me, support legalizing small flocks of backyard chickens. Currently, we have a petition with 43 households in favor of legalizing chickens for which we are continuing to gather signatures (albeit, slowly due to social distancing).

I have spoken to 4 our councilmembers on this topic, and since those conversarions I have done a great deal of research. I believe we can address any remaining concerns regarding allowing chickens as pets in South Ogden, and I will be reaching out again to further discuss. Thank you all for your attention in this matter. - Susan

Rick Leishman
3885 Orchard Avenue
The current COVID-19 pandemic we current find ourselves in as well as the quarantine requirements have made the Idea and NEED to be more self sufficient a stark reality. There are some answers that will need to be addressed but a few city meetings would resolve those concerns adequately. Smaller and more densely populated cities surrounding South Ogden City have adopted laws allowing laying hens for individual home owner needs as long as th ey are non comercial.

Jared Randall
864 E. Burch Creek Hollow
Research shows there are many community benefits of backyard female chickens. One in particular that I appreciate is the reduction of insect /pests that the chickens consume, thereby reducing the amount of pesticides used.

Ammon Nelson
512 Leona Dr
I would probably not choose to raise chickens, myself, but I firmly believe it is something that the city should allow.

1

Cassie Starr
3647 S. Monroe Boulevard
I am not able to keep chickens, but my neighbor should be allowed to.

Jessica Quigley
4029 Porter Ave
When I first moved to Utah 5 years ago I was excited about the state's self-proclaimed push for self-sustainability. Then I was frustrated to learn that it doesn't extend to backyard chickens due to lack of understanding and proper research on the cities part. I've participated in multiple city hall meetings about chickens and though I have degrees in both animal & food sciences and wildlife biology, my & many other knowledgeable opinions were ignored entirely and chickens were sidelined for prejudiced reasons for the council that's was sitting at the time of those meetings; sound logic or science was not taken into consideration at all. I encourage all the current councilmen and women to go visit both a local farm operation as well as someone with backyard chickens to see what they are like in real life, as well as doing their own research on what many other states and cities have passed in sound logic.

William Visser
4849 Ben Lomond Ave
It's ridiculous that this municipality does not allow chickens but they allow people to neglect their yards and let parts of the town fall into disarray.

Jody Grose
3751 Madison Avenue
We would love to have chickens at our home. Not only is it a teaching opportunity for our kids to learn some skills, but I'm trying times like now with COVID, it would be a huge help in giving us some food for our family in so many ways.

Joshua Payne
3796 Porter Ave
I grew up raising chickens in Ogden Valley, and am very familiar with facts vs. the false information that I have heard at past city council meetings.

Nicole Berthelemy
4920 Sunset Lane
Chickens are a valuable addition to a garden.

Anne-Marie Dunaway
1882 E 5625 S
It's really helpful to localize food!

Rayven Rizer
14 Yale Dr.
Chickens would be a great way to naturally control the abundance of ground pests that attack our gardens here in South Ogden.

Joshua Brooks
3888 Orchard Ave
Our chickens would be treated like pets, taken care of and not harming any neighbors or the environment. I respect my neighbors and neighborhood. Chickens would only be helping our community as we should have the choice to have them or not. As long as they're not bugging our neighbors and they are kept appropriately there shouldn't be any problems.

Tylor John Young
267 Chimes View Dr
We are in the middle of a world wide Pandemic with food shortages at every grocery store across the entire country. Raising chickens with an urban garden is not a luxury, it is a necessary addition to our homes in order to keep our families healthy.

Craig W Visser
4849 Ben Lomond
We have had earthquakes, a pandemic, we have had runs on the stores. We need to have everything to be self sufficient. We have food storage, we need chickens. They are quieter the all the dogs that bark all night and we have raccoons, quail, deer, skunks, and rattle snakes. So I see no reason that chickens are not allowed in city limits. The fact that some of the biggest densely populated municipality's in the country let alone Ogden city should be reason enough to allow this to pass. It should not be a crime to try and be self sustainable for family and neighbors. This state is know for its ability to sustain itself in a time of crisis. The fact that the people of this city are trying to return to the way of self sustainability is something to be applauded not punished.

3

From:	Kathi Benson
Sent:	Wednesday, July 15, 2020 3:52 PM
To:	Leesa Kapetanov; Matt Dixon
Subject:	Public Comment for July 21st City Council Meeting
Follow Up Flag:	Follow up
Flag Status:	Flagged

Kathi Benson

I have been fighting for FIVE years for backyard laying hens. I have rebutted all arguments that have been presented by Council members and watched other South Ogden citizens do the same over and over again. I gave up the chickens I had in 2016 and am very sorry that I did. As meat becomes tainted, destroyed, more expensive, and scarce with the Covid19 it would be beneficial to have chickens now for the protein (eggs).

Thank you for your time,
Kathi Benson

STAFF REPORT

SUBJECT: 37th Street CDBG Waterline/Road Project
AUTHOR: Jon Andersen
DEPARTMENT: Public Works
DATE: August 4, 2020

RECOMMENDATION

City staff is recommending the approval of the bid award for the 37th CDBG waterline/road project to the lowest qualified bidder from the August 3, 2020 bid opening. The bids will be opened at 2 pm on Monday, August 3. The information of who the lowest qualified bidder is will be sent to the Council as soon as it is available from the City Engineer. The bid must be within the amount budgeted for the project to move forward.

BACKGROUND

This project was recommended a few years ago, but was held back until the city could receive a CDBG grant for the waterline portion. The project entails a complete rebuild of 37th Street from Washington Blvd. to Orchard. All service lines along the strech of waterline will also be replaced. The contractor will have to stablize the surface underneath before putting down the new asphalt. Construction will start as soon as the contractor's schedule will allow. This project was bid out and awarded in July of 2017, but the State procedures were not followed so the grant was given back to the State. This time all procedures have been followed; however, doing so also caused the late bidding of the project. The state would not allow the City to bid until we had the contract signed by them to move forward. The contract was received the first week of July and notice of bidding was started July 13, 2020 and will stay open for three weeks, ending August 3 at 2 pm. The timing of this project with the state deadlines and the construction season have made it very late in the season to begin this type of project. This is the main reason we are trying to get this on the August 4 agenda, rather than wait another two weeks. We would like to get as much completed as possible this construction season.

ANALYSIS

Currently waiting for the bids to come in. Six plan holders are reviewing the bid and can submit bids if they are interested in the project.

SIGNIFICANT IMPACTS

The total estimated project cost is $1,049,638.00 with $182,400.00 of CDBG funding used for the waterline portion of the project.

RESOLUTION NO. 20-23

A RESOLUTION APPROVING AN AGREEMENT WITH _________________________FOR 37TH STREET WATER LINE PROJECT; AUTHORIZING THE CITY MANAGER TO SIGN ANY AND ALL NECESSARY DOCUMENTS; AND, PROVIDING FOR AN EFFECTIVE DATE

SECTION 1 - RECITALS

WHEREAS, the City of South Ogden ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code ("LTC") §10-3-717, the City Council as the governing body of the City may exercise all administrative powers by Resolution; and,

WHEREAS, the City Council finds that the water line on 37th St. needs to be replaced in support of ongoing city operations; and,

WHEREAS, the City Council finds that to ensure the effective operation and utilization of these facilities and resources an agreement with a qualified construction service provider should be in place; and,

WHEREAS, the City Council finds that the deemed necessary and required solicitation of qualified service providers has been completed; and,

WHEREAS, the City Council finds that **__________________________**, is in the best position to perform the water line replacement contemplated herein; and,

WHEREAS, the City Council finds it is in the best interest of the City and its residents to sign such a construction supervision agreement with **__________________________**.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH OGDEN UTAH THAT:

The City Council Of South Ogden City, State Of Utah, Authorizes And Approves An Agreement With _________________________For The 37th Street Water Line Project And Authorizes The City Manager To Negotiate And Resolve Any Additional Terms To The Agreement That May Be Necessary To Give Effect To The Intent Of This Resolution, And To Sign Said "Water Line Replacement Agreement" (Attached Hereto As **Attachment "A"**) And By This Reference Fully Incorporated; And Authorizes The City Recorder To Attest All Documents Necessary To Confirm That The City Manager Has Been Duly Authorized To Execute Those Documents.

That the foregoing recitals are incorporated herein.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its passage.

SECTION 2 - REPEALER OF CONFLICTING ENACTMENTS:

All orders and resolutions regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION 3 - PRIOR RESOLUTIONS:

The body and substance of all prior Resolutions, with their provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION 4 - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall not render any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed to be the separate independent and severable act of the City Council of South Ogden City.

SECTION 5 - DATE OF EFFECT

This Resolution shall be effective on the 4th day of August, 2020, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, STATE OF UTAH, on this 4th day of August, 2020.

SOUTH OGDEN CITY

____
Russell Porter
Mayor

ATTEST:

____
Leesa Kapetanov, CMC
City Recorder

ATTACHMENT "A"

RESOLUTION NO. <u>20-23</u>

A Resolution Approving An Agreement With ________________________For 37th Street Water Line Project; Authorizing The City Manager To Sign Any And All Necessary Documents; And, Providing For An Effective Date

04 Aug 20

[Attachment to be provided by Public Works Director]

South Ogden City

FY 2021

Tentative Budget

May 05, 2020

Resolution – 20-12

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
GENERAL FUND					
TAX REVENUE					
10-31-100	Property Tax Collections CY	3,025,255	3,060,295	2,200,398	3,289,817
10-31-105	Prop 1 Tax Increment	276,876	269,160	217,228	266,241
10-31-200	Property Tax - Delinquent	64,970	45,391	37,853	45,391
10-31-250	Motor Vehicle & Personal Prop.	214,753	208,867	147,276	205,370
10-31-300	General Sales and Use Taxes	3,703,764	3,781,263	2,754,850	3,422,204
10-31-400	Utility Franchise Fee	174,319	363,186	276,016	363,186
10-31-500	Franchise Tax	291,109	314,600	158,755	278,305
10-31-550	Municipal Energy Use Tax	845,729	867,112	662,876	864,390
	Total TAX REVENUE:	8,596,776	8,909,874	6,455,251	8,734,904
LICENSES & PERMITS					
10-32-100	Business Licenses	127,562	95,673	115,171	135,190
10-32-160	Good Landlord Licenses	39,518	46,722	10,151	.00
10-32-200	Building Permits	68,552	97,520	107,627	111,000
10-32-300	Animal Licenses	10,788	11,330	7,515	9,631
10-32-325	Micro-Chipping Fees	600	1,251	1,500	1,500
10-32-350	Animal Adoptions	40,375	45,060	30,240	45,060
10-32-375	Animal Shelter Fees	3,378	10,103	6,168	10,103
	Total LICENSES & PERMITS:	290,773	307,659	278,371	312,484
INTERGOVERNMENTAL REVENUE					
10-33-150	State Liquor Fund Allotment	20,094	20,496	20,514	21,000
10-33-600	State/Local Grants	421,160	1,260,276	1,107,752	357,146
10-33-900	Class "C" Road Fund Allotment	647,012	653,608	408,585	552,880
10-33-925	Resource Officer Contract	35,156	46,875	46,875	48,750
	Total INTERGOVERNMENTAL REVENUE:	1,123,423	1,981,255	1,583,725	979,776
RECREATION & PLANNING FEES					
10-34-200	Baseball Revenue	16,690	22,115	6,151	6,635
10-34-250	Soccer	70-	4,984	12-	1,495
10-34-300	Softball Fees	5	.00	74	.00
10-34-350	Basketball Fees	20,645	23,386	18,863	7,016
10-34-352	Comp Youth Basketball	67,635	45,495	37,015	13,649
10-34-354	Comp Adult Basketball	13,270	4,156	1,705	1,247
10-34-356	Comp Adult Volleyball	.00	1,555	.00	467
10-34-375	Flag Football	2,938	3,353	2,701	1,006
10-34-450	Volleyball Registration	3,297	4,851	3,051	1,455
10-34-500	Football	11,059	12,423	1,631	3,727
10-34-505	Football Apparel	3,585	4,670	3,120	1,401
10-34-550	Tennis / Pickleball	.00	1,545	21	464
10-34-575	Concession Revenues	.00	2,060	.00	.00
10-34-600	Community Facility Rental Fees	4,025	.00	.00	.00
10-34-700	Plan Check Fee	26,226	34,093	38,709	34,093
10-34-725	Engineering Review Fees	1,216	1,133	4,400	2,500
10-34-726	Zoning/Subdivision Fees	2,145	644	1,825	1,500
10-34-750	Street Cut Fee	2,670	4,413	4,419	5,000
10-34-850	Bowery Rental	3,250	5,562	1,375	1,000
10-34-875	Sex Offender Registration Fee	450	515	450	450
10-34-900	Public Safety Reports	23,017	17,496	15,725	13,997

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
	Total RECREATION & PLANNING FEES:	202,054	194,449	141,222	97,102
FINES & FORFEITURES					
10-35-200	Fines- Regular	633,673	630,496	437,145	390,248
10-35-300	Alarm Fines/Permits	5,560	6,283	6,250	6,283
	Total FINES & FORFEITURES:	639,233	636,779	443,395	396,531
MISCELLANEOUS REVENUE					
10-36-100	Interest	147,813	134,490	112,402	113,508
10-36-105	Cash Over/Short	16	.00	54-	.00
10-36-400	Sales of Fixed Assets	358,518	136,419	1,222,229	.00
10-36-500	75th Anniversary Sales	.00	.00	40	.00
10-36-600	560 39th Rental	3,000	.00	.00	.00
10-36-601	Donations to South Ogden City	32,832	446	5,189	.00
10-36-700	Contractual Agreement Reven	124,601	295,214	269,584	150,657
10-36-900	Misc. Revenue	69,961	25,326	25,738	7,805
10-36-950	Traffic School	200	258	125	200
	Total MISCELLANEOUS REVENUE:	736,940	592,153	1,635,254	272,170
CHARGE FOR SERVICE & TRANSFERS					
10-39-100	Bond Financing Proceeds	.00	.00	4,300,000	.00
10-39-150	Lease Financing	1,520,642	576,927	423,116	.00
10-39-242	Transfer in from Sewer Fund	9,540	10,017	.00	10,418
10-39-244	Transfer in from Storm Drain	13,780	14,469	.00	15,048
10-39-250	Transfer in from Water Fund	49,820	52,311	.00	54,404
10-39-300	Transfer In From CPF	.00	750,000	.00	.00
10-39-350	Charge for Service - CDRA	4,297	5,300	3,969	5,502
10-39-400	Charge for Service - Water Fnd	237,084	244,457	183,339	253,747
10-39-410	Charge for Service - Sewer Fnd	256,308	248,852	186,633	258,309
10-39-420	Charge for Svc - Storm Drn Fnd	144,396	137,981	103,482	143,225
10-39-430	Charge for Service - Grbge Fnd	117,996	120,712	90,531	125,300
10-39-440	Charge for Service - Amb Fnd	65,472	57,531	43,146	59,718
10-39-700	Appropriated Fund Bal-Class C	.00	50,000	.00	50,000
10-39-800	Appropriated Fund Balance	.00	817,086	.00	6,060,492
	Total CHARGE FOR SERVICE & TRANSFERS:	2,419,336	3,085,643	5,334,216	7,036,163
	Total Revenue:	14,008,534	15,707,812	15,871,434	17,829,130
COUNCIL					
10-41-110	Salaries and Wages	121,110	123,657	99,814	130,645
10-41-130	Employee Benefits	25,461	24,901	22,681	26,538
10-41-210	Books, Subscrip.& Memberships	10,323	10,500	11,585	11,000
10-41-230	Travel & Training	8,004	6,500	1,616	6,500
10-41-240	Supplies	668	500	1,084	500
10-41-700	Small Equipment	.00	2,500	1,737	750
10-41-750	Capital Outlay	.00	1,355	9,132	.00
	Total COUNCIL:	165,565	169,913	147,649	175,933
LEGAL DEPARTMENT					
10-42-110	Salaries and Wages	64,752	74,044	54,781	80,232
10-42-130	Employee Benefits	16,078	18,528	14,602	19,964

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
10-42-210	Books, Subscriptions & Member	964	1,000	1,662	1,000
10-42-230	Travel & Training	725	500	50	500
10-42-240	Supplies	.00	500	.00	500
10-42-280	Telephone	900	900	675	900
10-42-320	Prosecutorial Fees	2,200	1,000	2,200	1,000
10-42-750	Capital Outlay	.00	1,355	1,355	.00
	Total LEGAL DEPARTMENT:	85,620	97,827	75,325	104,096
Court Department					
10-43-110	Salaries & Wages	141,404	154,970	115,764	179,877
10-43-130	Employee Benefits	55,517	60,809	35,679	53,343
10-43-210	Books, Subscriptions, & Mbrshp	493	500	519	500
10-43-230	Travel & Training	1,967	1,500	956	1,500
10-43-240	Office Supplies	2,387	2,500	1,112	2,000
10-43-275	State Surcharge	143,252	150,000	100,135	98,967
10-43-280	Telephone	275	300	125	300
10-43-300	Public Defender Fees	19,000	15,000	10,900	15,000
10-43-305	Wasatch Constable Contract	1,574	56,640	11,763	26,000
10-43-310	Professional & Technical	4,397	3,500	12,287	3,500
10-43-329	Computer Repairs	50	250	.00	250
10-43-330	Witness Fees	333	1,400	315	1,400
10-43-700	Small Equipment	443	300	150	300
10-43-750	Capital Outlay	2,745	2,432	2,432	.00
	Total Court Department:	373,837	450,101	292,136	382,937
ADMINISTRATION					
10-44-110	Salaries and Wages	535,393	563,951	447,045	611,337
10-44-130	Employee Benefits	212,213	228,059	180,564	232,924
10-44-210	Books, Subscriptions & Member	4,991	4,000	5,418	4,000
10-44-230	Travel & Training	15,715	18,500	9,210	18,500
10-44-240	Office Supplies & Miscell	5,467	7,500	4,661	6,500
10-44-247	Car Allowance	6,804	6,804	5,103	6,804
10-44-248	Vehicle Maintenance	90	500	430	500
10-44-280	Telephone	4,902	4,980	3,750	4,980
10-44-300	Gas, Oil & Tires	385	750	482	750
10-44-310	Professional & Technical	9,775	16,900	3,792	13,500
10-44-329	Computer Repairs	.00	250	656	250
10-44-600	Service Charges	39,911	41,000	31,650	44,000
10-44-700	Small Equipment	2,353	1,500	1,051	1,500
10-44-750	Capital Outlay	11,292	5,341	5,619	.00
	Total ADMINISTRATION:	849,291	900,035	699,429	945,545
NON-DEPARTMENTAL					
10-49-130	Retirement Benefits	15,727	28,778	32,459	33,479
10-49-220	Public Notices	4,985	5,000	4,249	5,000
10-49-250	Unemployment	345	2,000	100	2,000
10-49-255	Ogden Weber Chamber Fees	3,000	3,000	.00	3,000
10-49-260	Workers Compensation	124,951	130,220	107,068	135,000
10-49-290	City Postage	48,500	54,500	15,000	54,500
10-49-291	Newsletter Printing	7,285	8,100	6,359	8,100
10-49-310	Auditors	12,500	13,500	10,050	13,500
10-49-320	Professional & Technical	39,489	40,500	12,888	30,000
10-49-321	I/T Supplies	3,241	3,000	2,136	3,000

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
10-49-322	Computer Contracts	56,800	63,000	69,111	65,000
10-49-323	City-wide Telephone	5,857	5,700	4,841	5,700
10-49-324	City-wide Internet	6,525	6,360	4,990	6,360
10-49-329	Server Repairs	5,209	5,000	7,684	5,000
10-49-400	Unreserved	15,000	31,587	.00	25,000
10-49-430	Sales Tax Admin Fee	.00	.00	17,946	22,245
10-49-450	Homeless Shelter State Fee	.00	.00	21,142	31,905
10-49-500	City Safety/Wellness Program	7,267	12,000	5,150	12,000
10-49-510	Insurance	172,013	199,500	135,963	185,000
10-49-515	City Donations	4,100	4,100	.00	4,100
10-49-520	Employee Assistance Plan	3,600	3,600	2,700	3,600
10-49-596	Holiday Dinner	4,957	5,500	5,430	5,500
10-49-597	Employee Recognition Prog	10,445	10,000	7,210	10,000
10-49-598	OFFH	4,261	4,200	4,426	4,200
10-49-599	Easter Egg Hunt	2,692	3,000	18	3,000
10-49-600	Community Programs	7,567	4,000	3,236	4,000
10-49-601	Community Brand	325	.00	.00	.00
10-49-605	Continuing Education	2,017	7,000	1,080-	7,000
10-49-607	Soba	976	1,200	940	1,200
10-49-610	Government Immunity	255	6,500	.00	6,500
10-49-700	Small Equipment	11,510	2,000	164	2,000
10-49-750	Capital Outlay	63,192	26,000	22,673	.00
	Total NON-DEPARTMENTAL:	644,589	688,845	502,855	696,889
ELECTIONS					
10-50-240	Supplies	.00	22,000	21,044	.00
	Total ELECTIONS:	.00	22,000	21,044	.00
BUILDING AND GROUNDS					
10-51-260	Senior Center Maint & Util	7,757	.00	553	.00
10-51-262	Old City Hall Utilities	6,148	.00	801	.00
10-51-263	Fire Station #82 Utilities	7,123	8,000	6,294	8,000
10-51-264	Station #82 Maintenance	4,670	2,000	6,238	2,000
10-51-265	Cleaning Contract	21,094	27,000	15,115	27,000
10-51-266	Elevator Maintenance	7,868	6,200	6,059	6,500
10-51-270	New City Hall Maintenance	28,462	60,900	26,294	30,000
10-51-275	New City Hall Utilities	107,497	73,000	54,312	115,331
10-51-280	Old City Building Repairs	459	.00	.00	.00
10-51-750	Capital Outlay	60,081	60,081	.00	60,081
	Total BUILDING AND GROUNDS:	251,157	237,181	115,665	248,912
PLANNING & ZONING					
10-52-120	Commission Allowance	5,900	6,300	2,600	6,300
10-52-210	Books, Subscrip, Memberships	.00	250	39	250
10-52-230	Travel & Training	.00	500	.00	500
10-52-240	Commercial Form Based Zoning	9,923	5,000	.00	5,000
10-52-310	Professional & Technical Servi	76,514	65,000	59,535	65,000
10-52-330	General Plan Revision	.00	80,000	11,960	.00
	Total PLANNING & ZONING:	92,337	157,050	74,135	77,050
POLICE SERVICES					
10-55-110	Full time wages - Police	1,523,268	1,590,073	1,284,281	1,698,156

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
10-55-111	Part time wages - Police	31,813	33,546	27,542	37,281
10-55-112	Overtime wages - Police	30,313	42,114	48,267	37,310
10-55-114	Bailiff Wages	1,415	.00	.00	.00
10-55-115	Animal Control Wages	51,007	55,341	43,310	60,677
10-55-116	Crossing Guards	14,043	21,869	12,264	22,700
10-55-130	Benefits - DPS	1,005,383	1,120,199	867,450	1,145,375
10-55-131	WTC - A/C Contract	53,057	56,322	51,245	64,666
10-55-132	Liquor Funds Expenditures	38,728	34,320	27,594	22,587
10-55-150	Death Benefit Ins. - Police	2,425	2,395	266	2,395
10-55-210	Mbrshps, Bks & Sub - Police	5,978	6,500	6,138	6,500
10-55-230	Travel & Training - Police	12,967	15,500	13,230	15,500
10-55-240	Office Supplies - Police	4,062	6,000	3,887	6,000
10-55-245	Clothing Contract - Police	19,921	20,000	10,087	20,000
10-55-246	Special Dept Supplies - Police	10,199	14,000	8,850	14,000
10-55-247	Animal Control Costs	46,024	37,259	39,043	20,125
10-55-248	Vehicle Maintenance - Police	16,764	22,000	10,815	19,000
10-55-250	Equipment Maintenance - Police	56	2,000	.00	2,000
10-55-280	Telephone/Internet - Police	22,315	22,500	15,987	22,500
10-55-300	Gas, Oil & Tires - Police	61,656	54,000	43,140	54,000
10-55-310	Professional & Tech - Police	13,215	23,727	20,427	23,727
10-55-323	MDT/Radio Repairs	.00	2,500	1,662	2,500
10-55-329	Computer Repairs - Police	2,089	1,400	380	1,400
10-55-350	Crime Scene Investigations	32,577	33,186	33,186	34,448
10-55-400	Weber/Morgan Strike Force	17,094	17,101	17,101	17,146
10-55-450	K-9	1,876	2,000	1,521	2,000
10-55-470	Community Education - Police	603	1,000	24	1,000
10-55-649	Lease Interest/Taxes	2,453	4,075	3,592	.00
10-55-650	Lease Payments - Police	39,160	104,032	100,584	42,000
10-55-700	Small Equipment - Police	31,213	24,260	43,930	7,000
10-55-750	Capital Outlay - Police	354,443	205,779	225,193	.00
	Total POLICE SERVICES:	3,446,119	3,574,998	2,960,994	3,401,993
FIRE PROTECTION					
10-57-110	Salaries & Wages	917,772	1,075,325	803,244	1,143,025
10-57-111	Part Time Wages	151,746	180,667	116,060	187,533
10-57-112	Overtime	189,711	90,850	176,758	98,228
10-57-130	Employee Benefits	396,263	488,178	445,529	536,128
10-57-210	Memberships, Books & Subscrptn	1,529	2,450	3,410	2,450
10-57-230	Travel & Training	10,726	9,000	6,737	9,000
10-57-240	Office Supplies & Expense	1,588	2,000	3,034	2,000
10-57-245	Clothing Contract	14,966	23,000	22,302	23,000
10-57-246	Special Department Supplies	7,076	16,250	8,091	16,250
10-57-250	Vehicle Maintenance	20,068	27,000	12,410	23,000
10-57-255	Other Equipment Maintenance	8,162	10,000	7,853	10,000
10-57-280	Telephone/Internet	8,158	9,289	9,114	9,289
10-57-300	Gas, Oil & Tires	16,385	8,000	16,799	8,000
10-57-310	Professional & Technical	16,908	68,203	67,343	68,203
10-57-329	Computer Repairs	33	.00	.00	.00
10-57-330	Fire Prevention/ Community Edu	1,021	1,500	1,056	1,500
10-57-400	Emergency Management Planning	6,534	6,000	3,967	6,000
10-57-649	Lease Interest/Taxes	25,173	23,622	1,754	18,470
10-57-650	Lease Payments	5,021	156,181	30,028	136,883
10-57-700	Small Equipment	16,298	2,699	4,262	2,500
10-57-750	Capital Outlay	1,022,571	44,421	44,420	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
	Total FIRE PROTECTION:	2,837,709	2,244,635	1,784,172	2,301,459
INSPECTION SERVICES					
10-58-110	Salaries and Wages	75,212	75,546	61,456	77,293
10-58-130	Employee Benefits	31,100	29,694	23,340	29,444
10-58-210	Books, Subscrip. & Memberships	2,890	650	206	650
10-58-230	Travel & Training	3,403	4,500	1,262	4,500
10-58-240	SUPPLIES	175	500	.00	500
10-58-245	Clothing Allowance	203	300	.00	300
10-58-248	Vehicle Maintenance	207	500	515	500
10-58-280	CELLULAR PHONE	1,123	1,300	798	1,300
10-58-300	Gas, Oil & Tires	2,633	1,000	1,014	1,000
10-58-315	PROFESSIONAL & TECHNICAL	5,176	22,650	8,973	22,650
10-58-650	Lease Payments	.00	5,000	3,334	6,000
10-58-700	Small Equipment	.00	.00	1,563	.00
10-58-750	CAPITAL OUTLAY	.00	4,480	3,224	.00
	Total INSPECTION SERVICES:	122,122	146,120	105,685	144,137
STREETS					
10-60-110	Salaries and Wages	215,879	228,447	165,706	239,351
10-60-112	Overtime	2,906	7,000	2,190	5,040
10-60-120	Temporary Employees	.00	10,605	.00	.00
10-60-130	Employee Benefits	94,506	102,960	73,819	107,351
10-60-210	Books, Subscrip. Memberships	1,115	1,500	86	1,500
10-60-230	Travel & Training	2,318	5,500	3,405	5,500
10-60-240	Office Supplies & Expense	946	1,000	71	1,000
10-60-245	Clothing/Uniform/Equip. Allow.	3,190	4,800	1,963	4,800
10-60-248	Vehicle Maintenance	23,302	25,000	16,841	25,000
10-60-260	Building & Grounds Maintenance	9,782	10,000	3,205	10,000
10-60-270	Utilities	44,439	50,000	37,472	50,000
10-60-280	Telephone	1,923	3,500	2,211	3,500
10-60-300	Gas, Oil & Tires	27,016	20,000	17,787	20,000
10-60-310	Professional	9,215	26,526	20,201	15,800
10-60-329	Computer Repairs	42	500	.00	500
10-60-400	Class C Maintenance	86,709	100,000	76,807	100,000
10-60-480	Special Department Supplies	21,455	22,000	16,354	22,000
10-60-600	Siemens Streetlight Lease	41,595	43,015	32,171	44,492
10-60-649	Lease Interest/Taxes	86	14,477	14,477	.00
10-60-650	Lease Payments	10,504	218,847	211,514	18,000
10-60-700	Small Equipment	1,327	7,000	1,965	7,000
10-60-725	Sidewalk Replacements	68,486	248,511	199,186	50,000
10-60-730	Street Light Maintenance	16,428	21,000	5,790	15,500
10-60-750	Capital Outlay	885,424	114,598	125,593	.00
	Total STREETS:	1,568,592	1,286,786	1,028,813	746,334
PARKS					
10-70-110	Salaries and Wages	206,580	219,274	178,274	245,987
10-70-112	Overtime	4,646	5,000	3,062	5,000
10-70-120	Temporary - Parks	5,549	20,600	690	6,415
10-70-130	Employee Benefits	160,997	185,535	140,984	174,462
10-70-210	Books, Subscriptions & Mbrshps	710	1,200	785	1,200
10-70-230	Travel & Training	1,548	5,500	3,274	5,500
10-70-240	Special Dept. Supplies - Parks	39,195	36,500	18,831	36,500

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
10-70-244	Office Supplies Expense	533	1,000	.00	1,000
10-70-245	Clothing/Uniform/Equip. Allow.	2,480	7,200	1,947	5,000
10-70-248	Vehicle Maintenance	7,441	12,000	7,048	12,000
10-70-260	Building Maintenance	2,307	14,300	1,419	5,000
10-70-270	Utilities	45,027	46,000	9,376	47,039
10-70-275	Off Leash Dog Area	114,205	.00	.00	.00
10-70-280	Telephone/Internet	3,942	6,000	3,213	6,000
10-70-300	Gas, Oil & Tires	9,307	7,000	9,381	7,000
10-70-310	Proffesional & Technical	9,184	21,040	7,308	11,000
10-70-320	Urban Forestry Commssion	1,584	1,000	125	1,000
10-70-329	Computer Repairs	.00	500	.00	500
10-70-450	RAMP Grant Projects	.00	17,101	3,346	17,146
10-70-549	Constrctn Mgmt - Burch Creek	.00	.00	19,435	40,150
10-70-550	Burch Creek Park Constr	347,226	1,404,943	1,520,521	4,265,137
10-70-551	Parks Projects - Other	.00	150,000	22,207	163,755
10-70-552	Constrctn Mgmt - Club Heights	.00	.00	.00	24,970
10-70-553	Club Heights Park Constr	.00	.00	.00	682,902
10-70-600	Secondary Water Fees	22,738	27,500	29,142	29,800
10-70-649	Lease Interest/Taxes	270	5,680	5,680	.00
10-70-650	Lease Payments	19,698	84,985	82,985	6,000
10-70-700	Small Equipment	3,187	5,000	4,894	5,000
10-70-750	Capital Outlay- Parks	369,196	234,000	64,085	.00
	Total PARKS:	1,377,551	2,518,858	2,138,014	5,805,463
RECREATION					
10-71-110	Salaries & Wages	50,033	52,960	42,925	58,421
10-71-125	Temporary - Recreation	72,505	75,819	55,771	23,610
10-71-130	Employee Benefits	38,515	41,961	34,844	41,484
10-71-210	Books, Subscriptions & Mbrshps	538	5,000	238	5,000
10-71-225	Concession Expenses	.00	1,100	.00	.00
10-71-230	Travel & Training	931	2,000	1,002	2,000
10-71-240	Office Supplies Expense	65	1,200	297	1,200
10-71-241	Comp League Expenses	15,581	10,000	2,048	3,000
10-71-242	Special Dept. Supplies	23,978	30,000	28,565	9,000
10-71-248	Vehicle Maintenance	13	1,000	142	1,000
10-71-250	Gym Facility Utilities/Opertns	6,599	8,000	.00	2,400
10-71-280	Telephone/Internet	3,439	3,500	1,405	3,500
10-71-300	Gas, Oil & Tires	.00	1,000	.00	1,000
10-71-310	Professional & Technical	9,286	9,000	7,050	9,000
10-71-329	Computer Repairs	.00	500	.00	500
10-71-350	Officials Fees	25,225	22,000	13,187	6,600
10-71-700	Small Equipment	2,752	2,500	.00	2,500
10-71-750	Capital Outlay	2,291	159,600	.00	.00
	Total RECREATION:	251,750	427,140	187,475	170,215
TRANSFERS					
10-80-160	Reserve for Fund Balance	.00	875,313	.00	506,362
10-80-170	Transfer Prop 1 to CPF	276,876	269,160	201,870	266,241
10-80-190	Trans Utility F/F to CPF	.00	181,593	.00	181,593
10-80-230	Trans to Capital Improv Fund	847,058	.00	.00	.00
10-80-235	Trans to CPF - Class 'C'	331,104	310,707	233,028	210,689
10-80-240	Transfer Class 'c' to Debt Ser	242,508	242,901	182,169	242,191
10-80-250	Transfer to Debt Service Fund	839,988	831,759	623,817	1,041,207
10-80-251	Transfer to Ambulance Fund	.00	24,890	.00	24,890

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
10-80-275	Trnfr to South Ogden Days Fund	52,004	50,000	37,503	50,000
10-80-330	Transfer CDRA Sales Tax	.00	.00	96,712	104,994
	Total TRANSFERS:	2,589,538	2,786,323	1,375,099	2,628,167
	Total Expenditure:	14,655,777	15,707,812	11,508,490	17,829,130
	GENERAL FUND Revenue Total:	14,008,534	15,707,812	15,871,434	17,829,130
	GENERAL FUND Expenditure Total:	14,655,777	15,707,812	11,508,490	17,829,130
	Net Total GENERAL FUND:	647,243-	.00	4,362,944	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
South Ogden Days Fund					
Revenue					
12-30-200	Sponsor Donations	25,145	22,000	.00	.00
12-30-225	Vendor Booth Rentals	12,500	26,000	.00	.00
12-30-250	Carnival Ticket Sales	6,496	6,000	.00	.00
12-30-260	Pickleball Registration Fees	630	1,500	.00	.00
12-30-270	Advertising Fees	.00	7,000	.00	.00
12-30-300	Fun Run Entrance Fees	916	1,500	.00	.00
12-30-320	In-Kind Donations	971	.00	.00	.00
12-30-325	Miscellaneous Sales & Fees	2,267	.00	.00	.00
12-30-330	Mud Volleyball Fees	1,040	2,500	.00	.00
12-30-350	Golf Tourney Entrance Fees	4,680	4,600	.00	.00
12-30-400	Transfer in from General Fund	52,004	50,000	37,503	50,000
	Total Revenue:	106,649	121,100	37,503	50,000
	Total Revenue:	106,649	121,100	37,503	50,000
Expenditures					
12-40-112	S/O Days Overtime	11,076	12,000	.00	.00
12-40-300	Entertainment	13,860	18,000	727	.00
12-40-325	Fireworks	10,000	10,000	.00	.00
12-40-350	Printing & Banners	4,939	7,000	.00	.00
12-40-375	Equipment Rentals	43,203	40,000	.00	.00
12-40-380	Carnival Pay-Out	3,739	3,300	.00	.00
12-40-400	T-shirt Printing	3,342	2,400	.00	.00
12-40-410	Awards	1,118	3,000	.00	.00
12-40-425	Golf Tourney Fees	2,963	4,600	.00	.00
12-40-475	Miscellaneous Expenses	8,011	20,800	729	50,000
	Total Expenditures:	102,249	121,100	1,456	50,000
	Total Expenditure:	102,249	121,100	1,456	50,000
	South Ogden Days Fund Revenue Total:	106,649	121,100	37,503	50,000
	South Ogden Days Fund Expenditure Total:	102,249	121,100	1,456	50,000
	Net Total South Ogden Days Fund:	4,400	.00	36,047	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
DEBT SERVICE FUND					
REVENUE					
31-30-150	Transfer in from Class 'c'	242,508	242,901	182,169	242,191
31-30-300	Transfer From General Fund	839,988	831,759	623,817	1,041,207
31-30-400	Proceeds from Bond Premium	.00	.00	1,175,040	.00
31-30-410	Bond Proceeds	.00	.00	5,200,000	.00
31-30-455	Interest Earned - Trustee Acct	8,061	2,999	2,971	.00
31-30-800	Appropriated Fund Balance	.00	.00	.00	1,500
	Total REVENUE:	1,090,557	1,077,659	7,183,997	1,284,898
	Total Revenue:	1,090,557	1,077,659	7,183,997	1,284,898
EXPENDITURES					
31-40-100	Administrative & Professional	4,500	4,500	1,500	3,000
31-40-150	Bond Payment - Principal	862,000	872,000	7,412,232	896,000
31-40-200	Interest on Bond	218,991	201,159	417,343	385,898
	Total EXPENDITURES:	1,085,491	1,077,659	7,831,076	1,284,898
	Total Expenditure:	1,085,491	1,077,659	7,831,076	1,284,898
	DEBT SERVICE FUND Revenue Total:	1,090,557	1,077,659	7,183,997	1,284,898
	DEBT SERVICE FUND Expenditure Total:	1,085,491	1,077,659	7,831,076	1,284,898
	Net Total DEBT SERVICE FUND:	5,067	.00	647,079-	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
CAPITAL IMPROVEMENTS					
REVENUE					
40-30-110	Traffic Impact Fees	44,132	17,000	23,659	15,000
40-30-120	Park Impact Fees	28,873	17,000	63,429	40,000
40-30-200	Interest	10,754	3,000	22,941	8,000
40-30-205	Interest Earned - Traffic I/F	2,064	300	387	500
40-30-210	Interest Earned - Park I/Fees	5,384	300	1,318	2,000
40-30-300	Transfer In G/F - Prop 1	276,876	269,160	201,870	266,241
40-30-400	Transfer In From General Fund	847,058	.00	.00	.00
40-30-450	Trans From G/F- Class 'C' Rev	331,104	310,707	233,028	210,689
40-30-500	Transfer in Util F/F - G/F	.00	181,593	.00	181,593
40-30-600	Transfer in RIF	508,125	537,132	409,926	537,132
40-30-800	Appropriate Fund Balance	.00	750,000	.00	.00
40-30-805	Appropriate F/B - Class 'c'	.00	1,088,401	.00	.00
40-30-950	Non-Operating Capital Contrbtn	292,172	.00	.00	.00
	Total REVENUE:	2,346,542	3,174,593	956,557	1,261,155
	Total Revenue:	2,346,542	3,174,593	956,557	1,261,155
EXPENDITURES					
40-40-126	Nature Park - Phase III	308,136	.00	.00	.00
40-40-128	2019/2020 Road/sidewalk proj	.00	2,389,993	1,140,749	.00
40-40-129	2020/2021 Road/Sidewalk Proj.	.00	.00	.00	1,195,655
40-40-157	2018-2019 Road/Sidewalk Proj	389,811	.00	.00	.00
40-40-349	40th St. Widening - grant $$$	432,722	.00	.00	.00
40-40-350	40th St. Betterments	10,440	.00	.00	.00
40-40-480	Transfer to General Fund	.00	750,000	.00	.00
40-40-550	Park Impact Fee Projects	19,598	17,300	.00	42,000
40-40-700	Traffic Impact Fee Projects	.00	17,300	19,107	15,500
40-40-850	Transfer to Retained Earnings	.00	.00	.00	8,000
	Total EXPENDITURES:	1,160,707	3,174,593	1,159,856	1,261,155
	Total Expenditure:	1,160,707	3,174,593	1,159,856	1,261,155
	CAPITAL IMPROVEMENTS Revenue Total:	2,346,542	3,174,593	956,557	1,261,155
	CAPITAL IMPROVEMENTS Expenditure Total:	1,160,707	3,174,593	1,159,856	1,261,155
	Net Total CAPITAL IMPROVEMENTS:	1,185,834	.00	203,299-	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
WATER FUND					
REVENUE					
51-30-100	Interest	60,979	29,375	42,248	29,375
51-30-105	Interest Earned I/Fees	3,014	1,000	1,738	1,000
51-30-150	Hydrant Rentals	200-	400	700	400
51-30-200	Water Sales	1,794,818	1,863,393	1,387,277	1,863,393
51-30-210	Connection Fees Water	550	1,500	5,450	1,200
51-30-220	Water Impact Fees	1,752	8,000	18,389	7,700
51-30-225	Late Fees	28,178	31,000	18,803	28,000
51-30-700	Contract Services	.00	3,000	.00	.00
51-30-800	Lease Financing	.00	97,000	.00	.00
51-30-875	Transfer in from Storm Drain	.00	8,521	.00	8,521
51-30-890	Appropriation of Fund Balance	.00	558,945	.00	665,084
51-30-925	Misc. Revenue	5,491	79,641	1,479	79,641
Total REVENUE:		1,894,582	2,681,775	1,476,084	2,684,314
Total Revenue:		1,894,582	2,681,775	1,476,084	2,684,314
EXPENDITURES					
51-40-110	Salaries and Wages	207,228	222,087	182,417	249,646
51-40-112	Overtime	7,755	12,000	10,256	12,000
51-40-130	Employee Benefits	19,407-	92,874	80,633	97,795
51-40-140	Franchise Fee	52,697	111,803	83,210	111,803
51-40-210	Books, Subscript. & Membership	2,852	4,500	954	3,000
51-40-230	Travel & Training	5,772	8,000	5,804	8,000
51-40-240	Office Supplies	1,450	2,500	1,362	2,500
51-40-245	Clothing/Uniform/Equip. Allow.	2,618	4,800	2,123	4,800
51-40-248	Vehicle Maintenance	8,699	10,000	4,051	10,000
51-40-260	Gain/Loss on F/A sale	40,000-	.00	.00	.00
51-40-280	Telephone	3,387	6,000	1,793	5,000
51-40-290	Building Maintenance	7,829	7,500	352	7,500
51-40-300	Gas, Oil & Tires	5,426	10,000	2,813	10,000
51-40-310	Professional & Technical Servi	8,308	15,000	45,664	15,000
51-40-311	Bad Debts Expense	1,469-	.00	.00	.00
51-40-320	Blue Stake Service	1,862	2,000	1,470	2,000
51-40-329	Computer Repairs	.00	500	.00	500
51-40-330	Valve Repair	24,712	35,000	14,799	35,000
51-40-400	PRV Maintenance	19,513	20,000	5,325	20,000
51-40-480	Special Department Supplies	34,678	40,000	40,562	40,000
51-40-490	Water Sample Testing	10,306	8,000	3,364	8,000
51-40-550	Weber Basin Exchange Water	207,993	261,443	241,904	273,102
51-40-560	Power and Pumping	5,153	10,000	5,375	10,000
51-40-610	h2o Tank Inspection/Maint	3,527	10,000	56,843	10,000
51-40-649	Lease Interest/Taxes	136	.00	791	.00
51-40-650	Lease Payments	2,123	26,302	13,478	6,000
51-40-656	675 East 4250 South	.00	150,000	.00	150,000
51-40-657	PRV Replace @ Panarama	.00	225,000	.00	225,000
51-40-665	Paint the Tanks Repairs	17,586	.00	.00	.00
51-40-667	Radio Read Maintenance	32,110	25,000	8,819	25,000
51-40-680	Charge for Services - G/F	237,084	244,457	183,339	253,747
51-40-701	Scada Upgrade	.00	141,101	264	141,101
51-40-702	4500 S - Monroe Blvd to end	.00	235,192	124,260	.00
51-40-703	Oakwood & Crestwood & culdesac	.00	436,716	5,374	436,716
51-40-749	Small Equipment	321	4,000	513	4,000

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
51-40-750	Capital Outlay	.00	97,000	.00	.00
51-40-770	Water Impact Fee Projects	40,889	9,000	188	8,700
51-40-790	Transfer to General Fund	49,820	.00	.00	54,404
51-40-970	Depreciation	144,362	194,000	145,494	194,000
51-40-980	Contingency	.00	.00	3,752	250,000
	Total EXPENDITURES:	1,085,320	2,681,775	1,277,346	2,684,314
	Total Expenditure:	1,085,320	2,681,775	1,277,346	2,684,314
	WATER FUND Revenue Total:	1,894,582	2,681,775	1,476,084	2,684,314
	WATER FUND Expenditure Total:	1,085,320	2,681,775	1,277,346	2,684,314
	Net Total WATER FUND:	809,262	.00	198,738	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
SANITARY SEWER					
REVENUE					
52-30-100	Interest Earned	32,780	18,500	16,633	18,500
52-30-200	Sewer Sales	2,086,069	2,159,437	1,647,844	2,159,437
52-30-250	Connection Fees Sewer	300	700	7,650	500
52-30-890	Appropriation of Fund Balance	.00	350,000	.00	983,313
52-30-925	Misc. Revenue	7,811	69,713	6,000	69,713
	Total REVENUE:	2,126,960	2,598,350	1,678,127	3,231,463
	Total Revenue:	2,126,960	2,598,350	1,678,127	3,231,463
EXPENDITURES					
52-40-110	Salaries and Wages	183,944	205,192	166,057	228,512
52-40-112	Overtime	4,769	12,000	7,430	12,500
52-40-130	Employee Benefits	186,367	146,289	116,512	139,338
52-40-140	Franchise Fee	62,205	129,567	98,871	129,567
52-40-210	Memberships	294	700	100	700
52-40-230	Travelinlg & Training	2,284	5,000	3,500	5,000
52-40-240	Office Supplies	947	5,600	1,409	4,000
52-40-245	Clothing/Uniform/Equip. Allow.	3,109	4,800	2,504	4,800
52-40-248	Vehicle Maintenance	1,453	5,000	1,065	5,000
52-40-280	Telephone	4,436	4,000	5,659	4,000
52-40-290	Building Maintenance	4,367	5,000	950	5,000
52-40-300	Gas, Oil & Tires	5,285	4,000	1,153	4,000
52-40-310	Professional & Technical	3,160	12,500	4,476	10,000
52-40-311	Bad Debts Expense	2,103	.00	.00	.00
52-40-315	Sewer Lines Cleaning Service	47,714	50,000	41,147	50,000
52-40-320	Blue Stake Service	.00	800	.00	800
52-40-400	Transfer to General Fund	9,540	.00	.00	10,418
52-40-480	Maintenance Supplies	9,042	15,100	1,871	15,100
52-40-550	Central Weber Sewer Pre-Trea	11,983	13,252	13,252	14,409
52-40-610	Central Weber Sewer Fees	1,059,896	1,083,395	797,381	1,082,010
52-40-650	Manhole Replacement	3,480	40,000	.00	40,000
52-40-656	40th St Reline - FY 2021	.00	99,303	.00	700,000
52-40-665	Video & Fix Trouble Spots	28,333	25,000	3,323	25,000
52-40-680	Charge for Services - G/F	256,308	248,852	186,633	258,309
52-40-700	Small Equipment	321	5,000	295	5,000
52-40-705	Replace 700 E/H Guy Child	.00	350,000	.00	350,000
52-40-970	Depreciation	121,290	128,000	95,994	128,000
52-40-980	Sewer Contingency	9,885	.00	.00	.00
	Total EXPENDITURES:	2,022,515	2,598,350	1,549,582	3,231,463
	Total Expenditure:	2,022,515	2,598,350	1,549,582	3,231,463
	SANITARY SEWER Revenue Total:	2,126,960	2,598,350	1,678,127	3,231,463
	SANITARY SEWER Expenditure Total:	2,022,515	2,598,350	1,549,582	3,231,463
	Net Total SANITARY SEWER:	104,445	.00	128,545	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
STORM DRAIN FUND					
REVENUE					
53-30-100	Interest	22,471	7,500	18,942	7,500
53-30-105	Interest Earned I/Fees	9,917	1,500	8,137	6,000
53-30-200	Storm Drain Revenue	1,121,031	1,146,163	876,723	1,146,163
53-30-220	Storm Drain Impact Fees	52,846	17,000	73,914	17,000
53-30-885	Approp. of I/Fee Fund Balance	.00	300,000	.00	.00
53-30-890	Appropriation of Fund Balance	.00	380,986	.00	572,783
53-30-925	Misc. Revenue	1,381	.00	.00	.00
	Total REVENUE:	1,207,646	1,853,149	977,716	1,749,446
	Total Revenue:	1,207,646	1,853,149	977,716	1,749,446
EXPENDITURES					
53-40-110	Salaries and Wages	207,542	237,386	187,505	259,688
53-40-112	Overtime	6,647	11,000	9,148	11,000
53-40-130	Employee Benefits	207,166	134,518	110,043	151,921
53-40-140	Franchise Fee	33,218	68,769	52,603	68,769
53-40-210	BOOKS,SUBSCRIPT. & MEMBERSHIP	1,980	4,000	4,269	4,000
53-40-230	Travel & Training	3,795	5,500	1,812	5,500
53-40-240	Office Supplies	617	1,500	1,030	1,500
53-40-245	Clothing/Uniform/Equip. Allow.	2,365	6,000	3,012	6,000
53-40-248	Vehicle Maintenance	3,093	6,000	1,286	6,000
53-40-280	Telephone	1,713	2,500	527	2,500
53-40-290	Building Maintence	4,284	10,000	553	8,000
53-40-300	Gas, Oil & Tires	10,270	6,500	4,524	6,500
53-40-310	Prof & Tech Services	2,848	21,650	4,388	21,650
53-40-311	Bad Debts Expense	90	.00	.00	.00
53-40-320	Blue Stake Serivce	.00	700	.00	700
53-40-400	System Maintenance Program	30,725	40,000	14,136	40,000
53-40-480	Special Department Supplies	5,119	6,000	2,121	6,000
53-40-649	Lease Interest/Taxes	.00	.00	1,229	.00
53-40-650	Lease Payments	.00	.00	17,307	.00
53-40-655	Transfer to Water Fund	.00	8,521	.00	8,521
53-40-656	Jefferson 36th to 38th	.00	210,905	.00	210,905
53-40-657	850 E 45th to Vista	.00	150,000	.00	150,000
53-40-658	Oakwood/Crestwood Project	.00	32,708	291	32,708
53-40-670	Transfer to General Fund	13,780	.00	.00	15,048
53-40-680	Charge for Services - G/F	144,396	137,981	103,482	143,225
53-40-700	Small Equipment	.00	1,500	.00	1,500
53-40-706	4500 S - Monroe Blvd to end	.00	166,200	99,415	.00
53-40-710	40th Storm Drain - Phase II	.00	460,811	6,649	460,811
53-40-970	Depreciation	63,648	104,000	77,994	104,000
53-40-981	Impact Fee Projects	3,455	18,500	1,671	23,000
	Total EXPENDITURES:	746,750	1,853,149	704,996	1,749,446
	Total Expenditure:	746,750	1,853,149	704,996	1,749,446
	STORM DRAIN FUND Revenue Total:	1,207,646	1,853,149	977,716	1,749,446
	STORM DRAIN FUND Expenditure Total:	746,750	1,853,149	704,996	1,749,446

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
	Net Total STORM DRAIN FUND:	460,896	.00	272,720	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
GARBAGE FUND					
REVENUE					
54-30-100	Interest Earned	8,947	3,500	6,672	3,500
54-30-200	Garbage Fees	664,649	668,304	525,071	668,304
54-30-205	Recycling Fees	208,674	215,832	163,790	215,832
54-30-850	Misc. Rental	2,570	1,000	770	1,000
54-30-885	Lease Financing	.00	74,300	81,153	.00
54-30-890	Appropriate Fund Balance	.00	78,040	.00	64,511
54-30-925	Misc. Revenue	100	.00	100	.00
	Total REVENUE:	884,940	1,040,976	777,556	953,147
	Total Revenue:	884,940	1,040,976	777,556	953,147
EXPENDITURES					
54-40-140	Franchise Fee	26,200	53,047	41,332	53,047
54-40-230	Traveling & Training	.00	.00	246	.00
54-40-240	Office Spplies	617	3,500	1,030	2,500
54-40-248	Vehicle Maintenance	4,095	3,000	2,736	3,000
54-40-280	Telephone	.00	2,300	.00	1,500
54-40-290	Building Maintenance	3,891	5,000	.00	5,000
54-40-300	Gas, Oil & Tires	2,504	3,000	455	3,000
54-40-310	Prof & Teach Services	208	1,000	263	1,000
54-40-311	Bad Debts Expense	81	.00	.00	.00
54-40-420	Allied Waste - Contract Srvc.	443,585	468,000	348,614	468,000
54-40-425	Recycled Earth Contract	27,223	26,400	23,608	26,400
54-40-430	Tipping Fees	243,549	222,000	176,689	222,000
54-40-440	Additional Cleanups	10,266	7,400	5,476	7,400
54-40-450	Construction Materials Tipping	2,992	6,000	4,106	6,000
54-40-520	Tree Removal	12,660	15,000	960	15,000
54-40-615	Junk Ordinance Enforcement	.00	7,500	.00	7,500
54-40-650	Lease Payments	.00	16,317	.00	.00
54-40-680	Charge for Services - G/F	117,996	120,712	90,531	125,300
54-40-700	Small Equipment	.00	.00	306	.00
54-40-750	Capital Outlay	1	74,300	81,152	.00
54-40-970	Depreciation	5,929	6,500	4,869	6,500
	Total EXPENDITURES:	901,798	1,040,976	782,373	953,147
	Total Expenditure:	901,798	1,040,976	782,373	953,147
	GARBAGE FUND Revenue Total:	884,940	1,040,976	777,556	953,147
	GARBAGE FUND Expenditure Total:	901,798	1,040,976	782,373	953,147
	Net Total GARBAGE FUND:	16,858-	.00	4,817-	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
ROAD IMPROVEMENT FEE FUND					
REVENUE					
55-30-200	Road Improvement Fees	514,262	537,132	412,071	537,132
	Total REVENUE:	514,262	537,132	412,071	537,132
	Total Revenue:	514,262	537,132	412,071	537,132
EXPENDITURES					
55-40-311	Bad Debt Expense	342-	.00	.00	.00
55-40-550	Transfer RIF to CPF	508,125	537,132	409,926	537,132
	Total EXPENDITURES:	507,783	537,132	409,926	537,132
	Total Expenditure:	507,783	537,132	409,926	537,132
	ROAD IMPROVEMENT FEE FUND Revenue Total:	514,262	537,132	412,071	537,132
	ROAD IMPROVEMENT FEE FUND Expenditure Total:	507,783	537,132	409,926	537,132
	Net Total ROAD IMPROVEMENT FEE FUND:	6,479	.00	2,144	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
AMBULANCE FUND					
REVENUE					
58-30-100	Interest Earned	19	20	21	20
58-30-201	Ambulance Fees - S/O - DPS	453,689	486,599	417,664	486,599
58-30-210	Miscellaneous Revenue	11,846	7,200	14,274	7,200
58-30-870	Transfer from General Fund	.00	24,890	.00	24,890
	Total REVENUE:	465,554	518,709	431,959	518,709
	Total Revenue:	465,554	518,709	431,959	518,709
EXPENDITURES					
58-40-110	Salaries and Wages	224,443	116,659	91,264	127,448
58-40-111	Part Time Wages	37,937	20,075	12,738	20,838
58-40-112	Overtime	47,428	10,095	20,708	10,915
58-40-130	Employee Benefits	109,314	82,617	53,320	59,570
58-40-210	Memberships	40	520	.00	520
58-40-230	Travel & Training	1,399	1,500	1,173	1,500
58-40-240	Office Supplies	218	750	.00	750
58-40-245	Uniform Allowance	3,557	3,850	2,684	3,850
58-40-248	Vehicle Maintenance	5,481	9,000	11,451	9,000
58-40-250	Equipment Maintenance	2,393	6,500	1,177	6,500
58-40-270	EMS Billing Fees	17,890	19,000	15,659	19,000
58-40-280	Telephone	466	750	60	750
58-40-300	Gas, Oil & Tires	9,092	6,500	4,950	6,500
58-40-310	Professional & Technical	52,421	48,214	48,813	48,214
58-40-312	PMA Fees	46,548	51,000	45,498	51,000
58-40-329	Computer Repairs	429	.00	.00	.00
58-40-330	EMS Education	790	1,000	313	1,000
58-40-480	Special Department Supplies	240	3,095	2,401	3,095
58-40-490	Disposable Medical Supplies	22,372	27,000	24,891	27,000
58-40-680	Charge for Services - G/F	65,472	57,531	43,146	59,718
58-40-700	Small Equipment	953	.00	.00	.00
58-40-970	Depreciation	24,418	28,000	20,997	28,000
58-40-980	Retained Earnings	.00	25,053	.00	33,541
	Total EXPENDITURES:	673,300	518,709	401,241	518,709
	Total Expenditure:	673,300	518,709	401,241	518,709
	AMBULANCE FUND Revenue Total:	465,554	518,709	431,959	518,709
	AMBULANCE FUND Expenditure Total:	673,300	518,709	401,241	518,709
	Net Total AMBULANCE FUND:	207,746-	.00	30,718	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
Community Developmnt & Renewal					
REVENUE					
61-30-110	Tax Inc. - 36th Street	85,948	108,000	82,272	109,300
61-30-170	Interest - 36th Street	172	.00	159	.00
Total REVENUE:		86,121	108,000	82,431	109,300
Total Revenue:		86,121	108,000	82,431	109,300
EXPENDITURES					
61-40-400	Professional	2,605	.00	2,534	2,000
61-40-710	Charge for Services - G/F	4,297	4,300	3,222	4,300
61-40-820	Loan Interest Expense	7,571	3,700	.00	3,000
61-40-840	Loan Payment to General Fund	.00	40,000	.00	40,000
61-40-841	Loan Payment to Water Fund	.00	30,000	.00	30,000
61-40-842	Loan Payment to Sewer Fund	.00	30,000	.00	30,000
Total EXPENDITURES:		14,474	108,000	5,756	109,300
Total Expenditure:		14,474	108,000	5,756	109,300
Community Developmnt & Renewal Revenue Total:		86,121	108,000	82,431	109,300
Community Developmnt & Renewal Expenditure Total:		14,474	108,000	5,756	109,300
Net Total Community Developmnt & Renewal:		71,647	.00	76,675	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
CRA - Young Mazda Project Area					
REVENUE					
66-30-100	Tax Increment	.00	20,000	20,424	18,000
66-30-101	Interest	.00	.00	36	.00
66-30-125	Sales Tax Revenue	.00	17,000	.00	15,000
	Total REVENUE:	.00	37,000	20,460	33,000
	Total Revenue:	.00	37,000	20,460	33,000
EXPENDITURES					
66-40-100	Professional & Technical	817	3,000	449	2,000
66-40-550	Tax Increment Incentives	.00	33,000	.00	30,000
66-40-600	Charge for Services - G/F	.00	1,000	747	1,000
	Total EXPENDITURES:	817	37,000	1,196	33,000
	Total Expenditure:	817	37,000	1,196	33,000
	CRA - Young Mazda Project Area Revenue Total:	.00	37,000	20,460	33,000
	CRA - Young Mazda Project Area Expenditure Total:	817	37,000	1,196	33,000
	Net Total CRA - Young Mazda Project Area:	817-	.00	19,265	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
CDRA - NW Project Area					
Revenue					
67-30-200	Sales Tax Revenue	131,631	111,000	96,712	94,000
	Total Revenue:	131,631	111,000	96,712	94,000
	Total Revenue:	131,631	111,000	96,712	94,000
Expenditures					
67-40-400	Professional & Technical	5,126	5,000	285	3,000
67-40-480	Sales Tax Incentives	131,631	106,000	.00	91,000
	Total Expenditures:	136,757	111,000	285	94,000
	Total Expenditure:	136,757	111,000	285	94,000
	CDRA - NW Project Area Revenue Total:	131,631	111,000	96,712	94,000
	CDRA - NW Project Area Expenditure Total:	136,757	111,000	285	94,000
	Net Total CDRA - NW Project Area:	5,126-	.00	96,427	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
CDRA - Hinckley Project Area					
Revenue					
68-30-300	Interest Income	.00	.00	5,000	.00
68-30-500	Sale of Property	837,962	.00	.00	25,000
68-30-890	Approp of Fund Balance	.00	7,000	.00	.00
	Total Revenue:	837,962	7,000	5,000	25,000
	Total Revenue:	837,962	7,000	5,000	25,000
Expenditures					
68-40-400	Professional & Technical	24,688	7,000	88,242	25,000
68-40-520	Transfer to General Fund	875,000	.00	37,038-	.00
68-40-600	New CDRA Projects	350,008	.00	.00	.00
	Total Expenditures:	1,249,696	7,000	51,204	25,000
	Total Expenditure:	1,249,696	7,000	51,204	25,000
	CDRA - Hinckley Project Area Revenue Total:	837,962	7,000	5,000	25,000
	CDRA - Hinckley Project Area Expenditure Total:	1,249,696	7,000	51,204	25,000
	Net Total CDRA - Hinckley Project Area:	411,734-	.00	46,204-	.00
	Net Grand Totals:	1,358,507	.00	4,322,825	.00

NOTICE AND AGENDA

SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING

TUESDAY, AUGUST 4, 2020 – 5:00 P.M.

Notice is hereby given that the South Ogden City Community Development and Renewal Agency Board will hold a meeting on, Tuesday, August 4, 2020 beginning at 5:00 p.m. in the Council Chambers located at 3950 So. Adams Avenue, South Ogden, Utah. The meeting is open to the public; however, the city will abide by all COVID-19 restrictions in place at the time of the meeting, including social distancing and number of people allowed to gather at one time. Some members of the council may be attending the meeting electronically.

I. CALL TO ORDER – Chairman Russell Porter

II. CONSENT AGENDA

A. Approval of June 16, 2020 CDRA Minutes

III. DISCUSSION/ACTION ITEMS

A. Consideration of **CDRA Resolution 20-11** – Approving a Letter of Intent for Tax Increment Funding for Seasons on Riverdale

IV. ADJOURN

Posted to the State of Utah Website July 31, 2020

The undersigned, duly appointed Board Secretary, does hereby certify that a copy of the above notice and agenda was posted at the Municipal Center (1st and 2nd floors), on the City's website (southogdencity.com) and emailed to the Standard Examiner on July 31, 2020. Copies were also delivered to each member of the governing body.

Leesa Kapetanov

Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 48 hours in advance.

MINUTES OF THE
SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING

TUESDAY, JUNE 16, 2020 – 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

BOARD MEMBERS PRESENT

Chairman Russell Porter, Board Members Sallee Orr, Brent Strate, Susan Stewart, Mike Howard, and Jeanette Smyth Note: Board Member Smyth joined the meeting via the Zoom meeting app.

STAFF MEMBERS PRESENT

City Manager Matt Dixon, City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Fire Chief Cameron West, Information Services Manager Brian Minster, and Recorder Leesa Kapetanov Note: City Attorney Ken Bradshaw, and Parks and Public Works Director Jon Andersen joined the meeting via Zoom.

CITIZENS PRESENT

No one else was present for this meeting

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking this link https://www.southogdencity.gov/document_center/Sound%20Files/2020/CC200616_1759R(1).mp3 or by requesting a copy from the office of the South Ogden City Recorder.

Motion from council meeting to enter CDRA Board Meeting:

00:49:21

Council Member Howard moved to recess city council meeting and open a Community Development and Renewal Agency Board meeting. Council Member Smyth seconded the motion. The voice vote was unanimous in favor of the motion.

I. CALL TO ORDER

Chair Porter called the meeting to order at 9:06 pm and moved to the consent agenda.

Not Approved

II. CONSENT AGENDA

A. Approval of April 21, 2020 CDRA Minutes

- The chair asked if there were any questions concerning the minutes. Board Member Orr made a comment concerning the previous meeting. Chair Porter then called for a motion. 03:04:56

Board Member Strate moved to approve the April 21, 2020 CDRA Board Minutes. Board Member Howard seconded the motion. All present voted aye.

III. PUBLIC HEARING

To Receive and Consider Comments on Proposed Amendments to the FY2020 CDRA Budget

- Chair Porter called for a motion to open the public hearing for the reason stated 03:05:38

Board Member Stewart moved to enter the public hearing, followed by a second from Board Member Strate. All present voted aye.

- Chair Porter announced that those wanting to comment electronically could do so until 9:15 pm. No one else besides staff and the Board were present, so the chair called for a motion to close the public hearing but leave the public record open until 9:15 pm. 03:06:04

Board Member Smyth so moved. Board Member Orr seconded the motion. The vote was unanimous in favor of the motion.

Not Approved

IV. DISCUSSION/ACTION ITEMS

A. Consideration of CDRA Resolution 20-09 – Amending the FY2020 CDRA Budget

- Staff overview 03:06:25
- Discussion on whether the amendments could be adopted if they were not available to the public 03:07:00
- Motion 03:15:40

Board Member Stewart moved to table CDRA Resolution 20-09. The motion was seconded by Board Member Strate. There was no further discussion. The voice vote was unanimous in favor of tabling the resolution.

B. Consideration of CDRA Resolution 20-10 – Approving the FY2021 CDRA Budget

- Staff overview and discussion on adoption 03:16:04

- Motion 03:17:46

Board Member Smyth moved to approve CDRA Resolution 20-10. Board Member Howard seconded the motion. Chair Porter asked if there was further discussion. Seeing none, the chair called the vote:

Board Member Strate -	**Yes**
Board Member Smyth -	**Yes**
Board Member Orr -	**Yes**
Board Member Stewart -	**No**
Board Member Howard -	**Yes**

CDRA Resolution 20-10 was approved.

- City Manager Dixon indicated the time for comment for the public hearing had passed and no comments had been received

V. ADJOURN

- Chair Porter called for a motion to adjourn

03:18:25

Board Member Strate moved to adjourn the CDRA Board meeting and reconvene as the South Ogden City Council, followed by a second from Board Member Stewart. All present voted aye.

The meeting adjourned at 9:20 pm.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Community Development and Renewal Agency Board Meeting held Tuesday, June 16, 2020.

Leesa Kapetanov

Leesa Kapetanov, City Recorder, Board Secretary

Date Approved by Board

Not Approved

CDRA Resolution 20-11

A RESOLUTION OF THE SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY APPROVING A COMMITMENT LETTER REGARDING DEVELOPMENT WITHIN THE SOUTH OGDEN CITY CENTER COMMUNITY REINVESTMENT PROJECT AREA

WHEREAS, the South Ogden City Community Development and Renewal Agency (the "**Agency**") is authorized to provide for project area development pursuant to Utah Code Ann. § 17C-1-101 et seq., the Limited Purpose Local Government Entities -- Community Reinvestment Agency Act (the "**Act**"); and

WHEREAS, the Agency created the South Ogden City Center Community Reinvestment Project Area (the "**Project Area**"); and

WHEREAS, the Agency is authorized by the Act to engage in project area development activities within the Project Area; and

WHEREAS, the Agency desires that property within the City be developed in a manner and within a timeframe most beneficial to the City and its residents; and

WHEREAS, a developer has proposed a multi-family residential development at the intersection of 36th Street and Riverdale Road (the "**Project**"); and

WHEREAS, the Project is a desirable development for that location; and

WHEREAS, the Agency desires now to authorize the execution of a commitment letter describing the terms of a potential property sale.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY:

1. The Agency hereby finds that the development of the proposed Project will be beneficial to the City, its residents, and nearby businesses and will facilitate project area development within the Project Area.

2. The Agency finds that the use of Agency funds to encourage development of the Project is likely necessary to allow the Project to move forward.

3. The draft commitment letter ("**Letter**") attached hereto as Exhibit A is hereby approved and shall be executed with the understanding that such Letter is not a binding contract and that the agreements contemplated by the Letter shall be presented to the Agency Board for approval.

4. Agency personnel, staff, and counsel are hereby authorized to take such actions as may be necessary to accomplish the purposes of this Resolution.

5. This Resolution takes effect immediately upon adoption.

APPROVED AND ADOPTED on the __________ day of August, 2020.

____
Russell L. Porter, Chair
South Ogden City Community Development and Renewal Agency

Attest:

____
Leesa Kapetanov, Secretary

EXHIBIT A

Commitment Letter

Asvalo Real Estate
1463 W. Thomas Drive
Kaysville, UT 84037

July 31, 2020

Dear Sean:

This commitment letter outlines the basic terms of the preliminary proposal by the South Ogden City Community Development and Renewal Agency (the "**Agency**") to offer assistance to Seasons on Riverdale, LLC ("**Developer**") in connection with the proposed development on property on the east side of Lincoln Ave. between 36th Street and Riverdale Road adjacent to the existing Costco store.

The proposed development involves the construction of 180 apartment units along with corresponding amenities and site improvements on a total area of approximately 5.2 acres with a total capital investment of approximately $34 million, which is expected to create new taxable value of approximately $13.5 million for the City and the other taxing entities (the "**Project**").

As detailed in a letter dated July 20, 2020, Developer requests assistance from the Agency through the use of a portion of the tax increment generated by the development of the Project. The Agency, together with outside financial consultants and legal counsel, has reviewed this request. Note that the Agency is already entitled to receive tax increment for a period of twenty years from development occurring within this area pursuant to interlocal agreements with South Ogden City, Weber County, and Central Weber Sewer Improvement District.

<u>The Agency anticipates participating in the Project at a level of at least sixty percent</u>—meaning that sixty percent of the tax increment generated by the Project and received by the Agency would be used to encourage the development of the Project, likely through the reimbursement of certain costs relating to development of this particular Project on this particular site. Based on the information provided by Developer, Agency participation at the sixty percent level would mean reimbursements or other assistance provided to support the Project totaling at least $650,000. The level and type of participation by the Agency may change if details of the Project change from what has been presented to date.

The final terms of the assistance offered to the Project by the Agency will be established by a written participation agreement between Developer and the Agency, which will require approval of the Agency governing board. We anticipate that the participation agreement will, among other things, require the developer to

- construct the Project materially as has been presented, including number of units, parking areas, and other amenities;
- provide documentation of actual costs for certain expenses eligible for reimbursement by the Agency;

E mdixon@southogdencity.gov
O 801-622-2700
F 801-622-2718
3950 Adams Ave., Ste. 1
South Ogden, UT 84403
southogdencity.gov

- adhere to all applicable City land use ordinances and other regulations;
- make annual requests, with supporting documentation, for reimbursement payments from the Agency; and
- timely pay all applicable real and personal property taxes.

The participation of the Agency in this Project is conditioned on a demonstrated need for public assistance in the development of the Project and findings of sufficient economic and other benefits to the Agency and to the City and its residents. Developer has the burden of providing sufficiently detailed and transparent information about the project to allow the Agency to make an informed decision based on reliable information. The Agency may also utilize third-party services to evaluate the information provided about the planned development.

This letter shall not constitute a formal or binding agreement. This letter reflects the basic terms and conditions of the proposed support for the Project. We expect that the definitive agreements, which will be negotiated between the Agency and Developer with respect to these contemplated transactions, will be generally consistent with the forgoing paragraphs. This letter shall not, however, create any legal rights or obligations between the Agency and Developer. It is intended that all legal rights and obligations between the Agency and Developer will come into existence only when final agreements are signed and delivered by such parties. Partial performance by any party of the terms of this letter, or the efforts by any party to perform due diligence or carry out other acts in contemplation of consummating these transactions, shall not be deemed evidence of intent by any party to be bound by the terms of this letter. The subsequent approval or acknowledgement of an agreement by writing, email, text, or any other electronic communication service shall not be binding upon any party. The Agency's signature on this letter does not constitute or create a binding agreement. As this letter is not a binding agreement, any party involved in negotiations may terminate such negotiations at its sole discretion at any time.

The Agency is a separate legal entity from South Ogden City and nothing in this letter shall be read to waive any authority of the City as to land use, permitting, or other aspects of development.

If these basic terms are acceptable to Developer, please sign the counterpart of this letter enclosed and return it to the Agency. The Agency's willingness to proceed with the proposed transactions is conditioned upon receipt of a countersigned copy of this letter.

Sincerely,

SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

Russell L. Porter, Chair

AGREED AND ACCEPTED as of __________, 2020:

SEASONS ON RIVERDALE, LLC
a Utah limited liability company

By: ________________________________
Name:
Title:

Asvalo Real Estate
1463 W. Thomas Drive, Kaysville, UT 84037 Phone: (801) 882-2300 | Email: info@asvalo.com

July 20, 2020
Mr. Matthew Dixon, City Manager
South Ogden City
3950 Adams Avenue
South Ogden, UT 84403

Dear Matt,

Thank you for taking the time to consider a TIFF for the Seasons on Riverdale project. As you know, I am the third recent developer who has attempted developing a multifamily project on this site. After their analysis and due diligence, the two previous developers concluded that this project is not profitable enough to risk the investment and time it takes to build a beautiful, Class-A multifamily project and provide additional parking for Costco. Their proformas included revenue from Costco for parking, the benefit of a $1.4M TIFF over 15 years, and assumed the vacation of Lincoln Avenue. For this project to be profitable enough for my group, I request a $1.4M TIFF for the Seasons on Riverdale project. Below are a handful of reasons I believe a TIFF is justified for this project.

1. **Benefit to Costco/South Ogden City:**
    - According to the South Ogden Costco store manager, when a new Costco is built, that new store has 200 more stalls than what is currently available at the South Ogden store.
    - According to a different Costco representative, they are worried that without enough parking, they might need to look for a new location.
    - In 2019, Costco's average sales per store was approximately $182M. If improved parking generates an additional 2% of sales. The South Ogden store would increase sales by **$3.64M.**
    - Additional parking not only helps to keep Costco from moving but also helps increase their revenue thereby increasing South Ogden's revenue.

2. **Costco Parking Lot:**
    - In order to accommodate Costco's parking needs, we have purchased two rental homes located at 3600 and 3602 Lincoln Avenue. Those rental homes will be torn down and we will build a parking lot with 97 stalls.
    - The land and the improvement costs will total approximately **$1,000,000**.

3. **Site Conditions:**
    - Slope – There is a 43 foot drop from Riverdale Road to 36th Street. Because of the drastic slope down to the West and to the North, there are a variety of additional costs that make this project much more expensive to build than a flat site.
        -

        - Retaining Walls – There is approximately 1,470 lineal feet of retaining walls (highlighted in bright yellow on the Site Plan) (**$470,000**)
        - Foundation Walls – both the apartment building and the Clubhouse require a substantial increase in concrete for the foundation walls. As seen on the side elevation of the apartment building(included) (highlighted in blue). (**$165,000**)
        - Stepping the Building. Because of the slope, the building steps twice. Besides the foundation walls, there is additional cost in the floor and roof associated with the stepping of the building. (**$50,000**)
        - Ramping – in order to provide ADA access, we will need to build significant ramps throughout the property in order provide appropriate access while also following the building code. Please see site plan with ramping (highlighted in Red). (**$20,000**)
        - Bridging – In order to access the building from the parking lot, we will need to construct bridges from the parking lot to the building (highlighted in Green)
        - Grading – Additional grading required due to slope. (**$20,000**)
    - Demolition – The site has many vacant, old, and dilapidated buildings, houses, offices, asphalt, concrete and trees that need to be removed. (**$150,000**)
    - According to Pentalon Construction, the estimated cost of retaining walls, foundation walls, steps in the building, ramping, bridging and grading specifically and exclusively due to conditions of this site that we wouldn't see on a relatively flat site without buildings is approximately **$875,000**.

4. **Land Cost**
    - Multifamily land in South Ogden is typically $5.00 - $8.00 per square foot. This land while it is on Riverdale Road, and would be expected to cost slightly more than other parts of the city, the best price we were able to negotiate was approximately $12 per square foot. Unfortunately, we can't expect our rent to be much higher than other projects that only pay $5.00-$8.00 per square foot for the land. This is an additional factor that contributes to a need for a TIFF.

5. **Improvement to the Area**
    - While Walgreens is a nice looking store, everything on the rest of the triangular block between 36th Street and Riverdale Road, with the exception of the Mt. Ogden Motors building, is old, vacant, run down, and generally an eye sore. The whole block looks and feels like a ghost town.
    - The attractive, modern architecture and picturesque landscaping will dramatically improve this neighborhood. The nearby retailers will receive a boost in sales from not only the ~350 additional people living there but from the added beauty that is welcoming and comforting.

Thank you again for your consideration and please contact me with any questions.

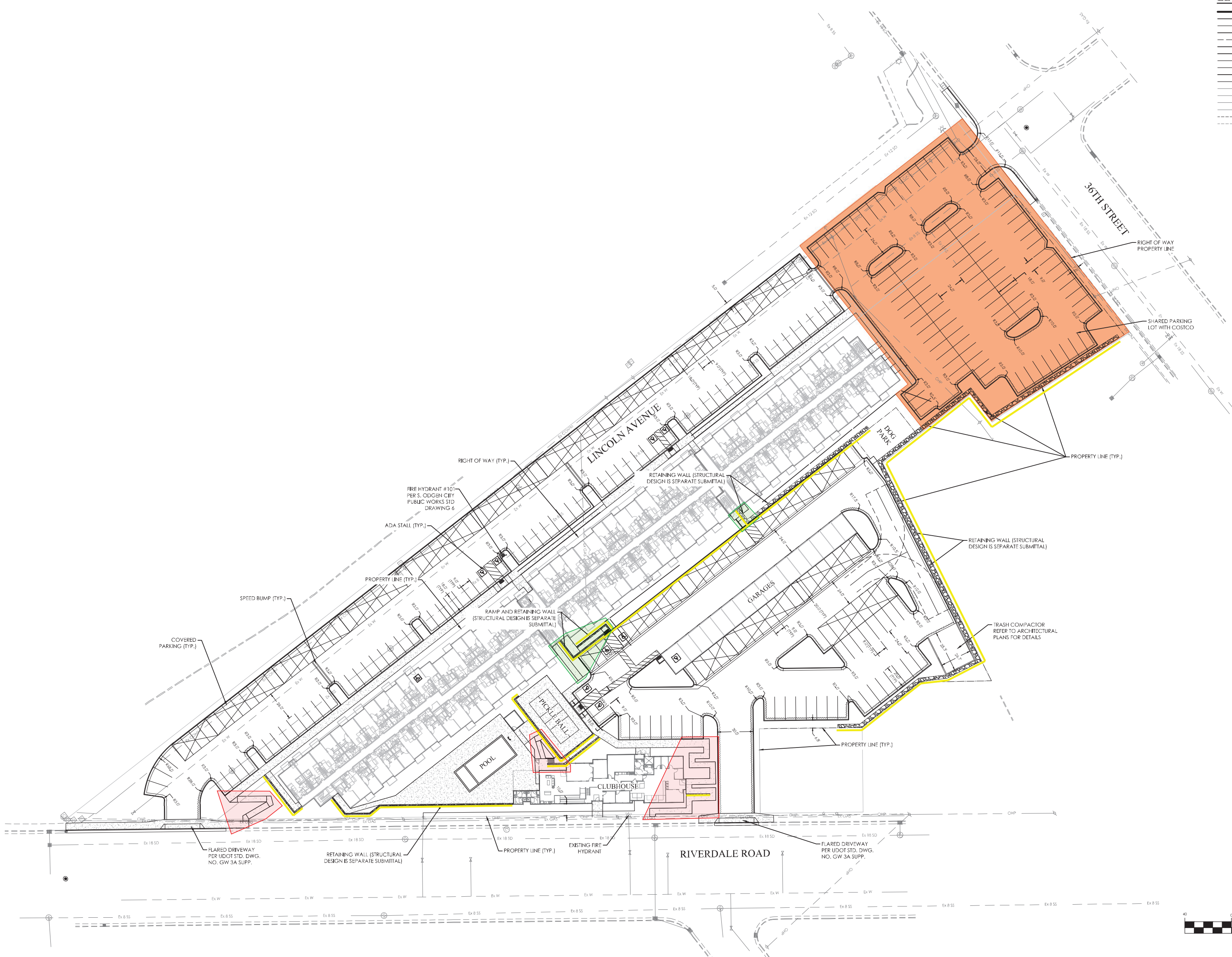
Sincerely,

Sean Alibrando, President

SEASONS ON RIVERDALE

3697 South Riverdale Road, South Ogden, UT

SITE PLAN



LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
X	EXIST. FENCE
[XXXX]	EXIST. CONTOUR MAJOR
[XXXX]	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
XXXX.XX	SPOT ELEVATION

SITE TABULATION

SITE ACREAGE	
APARTMENT PROPERTY:	3.53 ACRES
LINCOLN AVENUE:	1.69 ACRES
(LINCOLN AVENUE IS LEASED PROPERTY FROM SOUTH OGDEN CITY)	
TOTAL DISTURBANCE AREA:	5.23 ACRES
APARTMENT UNIT COUNTS	
STUDIO:	24 UNITS
1 BEDROOM:	108 UNITS
2 BEDROOM:	48 UNITS
TOTAL BEDROOMS:	180 UNITS
PARKING TABULATION	
REQUIRED PARKING:	
STUDIO / 1 BEDROOM (1.5 STALLS PER UNIT):	198 STALLS
2 BEDROOM (2.0 STALLS PER UNIT):	96 STALLS
TOTAL REQUIRED:	294 STALLS
PARKING PROVIDED:	
OPEN PARKING:	207 STALLS
GARAGE PARKING:	16 STALLS
COVERED PARKING:	134 STALLS
TOTAL PARKING:	357 STALLS
COSTCO SHARED PARKING:	97 STALLS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

811 Know what's below. Call 811 before you dig.

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

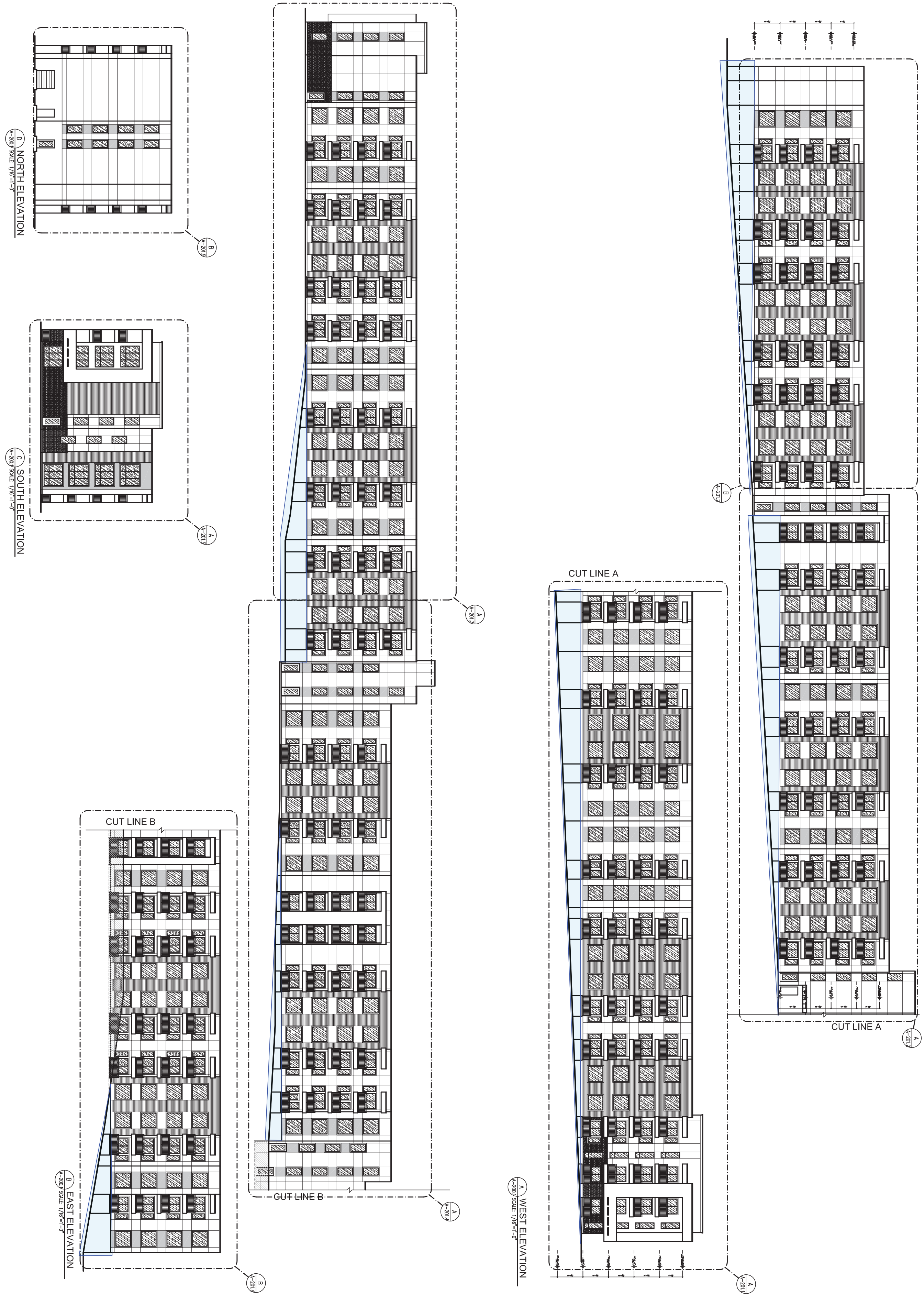
REVISION BLOCK

#	DATE	DESCRIPTION
1	-----	-----
2	-----	-----
3	-----	-----
4	-----	-----
5	-----	-----
6	-----	-----

SITE PLAN

Scale: 1"=40'	Drawn: EKW
Date: July 9, 2020	Job #: 19-0305
Drawing: 202	Sheet: C3

Z:_2019\19-0305 riverdale road apartments\design 19-0305\dwg\sheets\C3 SITE PLAN.dwg



A-200.1

July 9, 2020

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EXTERIOR ELEVATIONS
OVERALL

SEASONS ON RIVERDALE

3697 South Riverdale Road
South Ogden, UT

7/09/2020

Tuttle and Associates, inc.
ARCHITECTS
412 S. 700 W. SUITE 130
Salt Lake City, UT 84104
ph.(801)485-6464

NOTICE AND AGENDA
SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY, AUGUST 4, 2020
WORK SESSION – 5 PM
REGULAR COUNCIL MEETING - 6 PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled council meeting at 6 pm Tuesday, August 4, 2020. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; however, the city will abide by all COVID-19 restrictions in place at the time of the meeting, including social distancing and number of people allowed to gather at one time. Some members of the council may be attending the meeting electronically.

CITY COUNCIL MEETING AGENDA

I. OPENING CEREMONY

A. **Call to Order –** Mayor Russell Porter
B. **Prayer/Moment of Silence -**
C. **Pledge of Allegiance –** Council Member Orr

II. PUBLIC HEARING

To Receive and Consider Comments on the Proposed FY2021 Budget Which Includes a Property Tax Increase

III. ADJOURN