

**NORTH OGDEN CITY  
PUBLIC SAFETY BUILDING COMMITTEE MEETING  
MEETING MINUTES**

April 14, 2021

The Public Safety Building Committee convened in a virtual meeting on April 14, 2021, at 6:01 p.m. in-person, at <https://us02web.zoom.us/j/8180012419>, by telephone 1 346 248 7799 or 1 669 900 9128, or YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ>.

Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on April 8, 2021. Notice of the annual meeting schedule was published in the Standard-Examiner on December 12, 2020.

|          |                |                    |
|----------|----------------|--------------------|
| PRESENT: | Brent Chugg    | Committee Chairman |
|          | Dirk Quinney   | Committee Member   |
|          | Clark Crowther | Committee Member   |
|          | Laura Barker   | Committee Member   |
|          | Karen McIntosh | Committee Member   |
|          | Jay Johnson    | Committee Member   |
|          | Gary Stoker    | Committee Member   |
|          | Cheryl Stoker  | Committee Member   |
|          | Robert Bolar   | Committee Member   |

|                |              |                       |
|----------------|--------------|-----------------------|
| STAFF PRESENT: | Neal Berube  | Mayor                 |
|                | Jon Call     | City Manager/Attorney |
|                | Katie Gerard | City Recorder         |
|                | Evan Nelson  | Finance Director      |

|           |                |                |
|-----------|----------------|----------------|
| VISITORS: | Stefanie Casey | Dennis Carlton |
|           | Steve F        | Brenda Ashdown |

Committee Chairman Brent Chugg called the meeting to order. Committee Member Robert Bolar offered the invocation and led the audience in the Pledge of Allegiance.

**CONSENT AGENDA**

1. **DISCUSSION AND/OR ACTION TO APPROVE THE MINUTES OF THE APRIL 8, 2020 MEETING**

**Committee Member Robert Bolar motioned to approve the April 8, 2020 Public Safety Building Committee minutes. Committee Member Clark Crowther seconded the motion.**

**The motion passed unanimously.**

---

Public Safety Building Committee Meeting Minutes

April 14, 2021

Page 1

## **ACTIVE AGENDA**

### **2. PUBLIC COMMENTS**

There were no public comments from the group assembled or online.

Chairman Chugg expressed gratitude for low taxes in North Ogden City, and for being able to live there.

### **3. WEBER COUNTY SHERIFF'S OFFICE PROPOSAL PRESENTER: DIRK QUINNEY, CHIEF OF POLICE**

Chief of Police Dirk Quinney reported on his attendance at a City Council meeting in which the Weber County Sheriff's office reported on the services they would be able to provide to North Ogden City. The City chose not to contract with them. He stated that the Sheriff did an excellent job. He also stated that the City Council voted unanimously to move forward with the Public Safety Building Committee and to retain the Police Department.

### **4. CONTINUED COMMITTEE AND COMMUNITY INTERACTION PRESENTER: DIRK QUINNEY, CHIEF OF POLICE**

Chief of Police Dirk Quinney reported that there would be a long way to go with the project they had in mind and that they would have to maintain support from the community. He encouraged everyone to maintain that support and to engage in conversation at every opportunity. He emphasized that all perspectives were valuable to be heard in order to do things right. He stated additional fliers could be sent out or posted online. Any ideas would be appreciated.

Chairman Chugg agreed and stated that the project that was before them was one of the biggest ever in North Ogden's history, and he hoped committee members would help to sell the project and make it happen.

### **5. NEXT STEPS ON PUBLIC SAFETY BUILDING, INCLUDING RFP (REQUEST FOR PROPOSAL) FOR CONSTRUCTION AND DESIGN, AN EXPLANATION OF BOND FUNDING APPROVED BY THE CITY COUNCIL, AND COMMITTEE INVOLVEMENT IN THE SELECTION PROCESS PRESENTER JON CALL, CITY MANAGER/ATTORNEY**

City Manager/Attorney Jon Call began by explaining different types of building processes. One type would be to hire an architect who designed the structure, then a contractor who constructed it. In that process, the goal would be to have the contractor keep goals in line with the way the owner wanted and help to find some cost savings. Another type would be to hire a contractor and let them build it the way they saw fit. A contractor could inform the owner of ways to save costs. The overall goal would be to

obtain value in the design and engineering to get the best bang for the buck on a functional facility that would last. The goal would not be to make a monument to any one group or individual. The hang-up would be a lack of a fixed bid. He pointed out that knowing the size of a building does help the contractor give a good estimate of cost. Several contractors have built facilities just like the one North Ogden City would build.

Mayor Berube mentioned that in order not to miss anything on the building committee portion, there would be three things to consider: 1) How to tap into grants; 2) Getting donations to help with construction costs; and 3) Making sure to choose the best building process. He also suggested the appointment of Paul Mackley as a committee member to help raise funds, and Lynn Satterthwaite to the building committee.

It was pointed out that a group was organizing to put a referendum on the ballot to stop the bond needed for the project.

City Manager/Attorney Jon Call pointed out that in choosing a committee for the project, it would be important to have about three people from the Public Safety Building Committee so they would be adequately represented, without so many that it would be too large to function.

Mayor Berube mentioned that before sending out the Request for Proposal (RFP), they should get a group together that has had success before. Missing something in the RFP would not be a good thing. City Manager/Attorney Call stated he hadn't written the RFP yet, as he wanted to give the Planning Committee a chance to think about it first, and eventually to draw others into the process. As others are drawn in, there would be a chance to dispel misunderstanding.

Chairman Chugg asked what the referendum group has against the project. Mayor Berube stated that the concern was the cost and the amount of potential indebtedness. He explained that if it seemed likely the facility could be built for less, there would not be an objection. A major concern appeared to be indebtedness. North Ogden does not have \$6 million in cash, and would have to borrow to some degree. And yet, they have spent nearly a year identifying potential needs for the facility, and have come up with what those needs would be. They have done their job. As long as those needs would be met, the cost would have to be borne. Yet, if they can save the citizens some tax dollars, that would be great.

It was suggested that if the word went out as to what the estimated cost was, and the small effect that would have on taxes, more people could get behind the effort. The tax burden wouldn't be too much, if any.

Mayor Berube stated that construction would take about 14 months. Depending on the result of the referendum, ground would be broken sometime in the spring of 2022. Robert Bolar expressed concern that construction costs would increase a lot before next

spring. The referendum would draw out the process, thus increasing the cost. How far would they be able to move forward while there was a referendum on the horizon?

City Manager/Attorney Call stated that if the referendum is successful and all rules were complied with, the bond resolution would be on hold until the November election was held. The City Council would have no authority to move forward with a bond until after that election. The only way they would be able to move forward would be to start the process with cash they had on hand, and then go for a bond when the way became clear to do so. They could get all the requirements, including the terms of the proposed bond, in place 75 days before the November election, which would be approximately August 15. The City Council could pull the trigger in the next two months, which would start everything. The write up would not be difficult to do, other than getting the timing just right.

There was discussion regarding the importance of getting everything ready. This was a good strategy if the City Council's goal is to keep moving the project forward. Financial advisors would recommend getting started in the next 30 days. Already, there have been plans made to buy a house as part of this project, and that is moving forward—with every day passing presenting a risk of the price going up.

City Manager/Attorney Call explained two types of bonds. The first was a general obligation bond that would be tied to property tax. The second was a revenue bond, in which the City pledges any revenue they had that would be the type the Council had authorized. Mayor Berube stated that the City can use property taxes if needed. The City Council was considering assigning all property tax to public safety. The primary source for the bond would be sales tax, but the people need to know that property taxes could be used as a source of repayment. The City Council is looking for the most reliable source for paying off a bond. He also pointed out that the City Council was conscientious of the need to get public comment.

City Manager/Attorney Call stated that from bond parameter resolution approval to the actual receiving of funds, could be as short as 60 days, or as long as 90 days. Furthermore, he pointed out that there was presently a million dollar bond with a 2.32% rate outstanding, and that the process may need some analysis. There would be a bit of internal work to do, and it needed to start moving along. The City Council would make decisions at their April 27<sup>th</sup> meeting.

City Manager/Attorney Call also mentioned the home that would be bought, stating the City Council would have to ratify that contract at their meeting on April 27<sup>th</sup>. He praised the owners of that house as being very good to work with. Other work that needs to take place would be a decision as to where to move a community garden.

Chief Quinney asked if the yet-to-be-written RFP would specify which of the two types of building processes would be preferred. City Manager/Attorney Call said there would be two ways to do that. The first way would be for an RFP to ask the architects and the

contractors to come to them, making proposals. They could send out two RFPs. The second would ask for the City Council to build a team.

A question was raised as to the possibility of locating a local contractor who would help work on the RFP when it was being put out. It was stated that it would get expensive bringing people in from outside the local area.

Robert Bolar asked if there was a local contractor who would help work on the RFP. City Manager/Attorney Call stated that once the RFP is ready, they would reach out to all qualified contractors. He knew of several local contractors that would be contacted. The biggest goal would be cost control, so they would get what they needed for the best value possible. It would be possible that local contractors would have an extra incentive because they would want to be involved. He was confident they'd have a qualified pool of applicants, including local ones.

City Manager/Attorney Call emphasized how important it was for the Planning Committee to understand everything, in case they would be approached. If a referendum was issued, no one from the City could say anything. City Hall would be allowed to answer some questions, but it would be a very restricted process. He stated he would have the RFP ready in about a month, and that it would not be necessary to know the end from the beginning to start the process. Yet, caution was important so the City wouldn't make any missteps.

When asked what the last day would be to close on the home being considered for purchase, City Manager/Attorney Call answered October 1<sup>st</sup>, but it could happen sooner.

In answer to a question as to how the Planning Committee could help, City Manager/Attorney Call stated when the RFP comes out, he'll need feedback. They should read it through carefully. The fundraising aspect would take a lot longer. They would have to get on that really quickly. As to a suggestion that there could be some sweat equity on this project, he pointed out that on commercial structures there are restrictions on sweat equity, except on landscaping. He also pointed out that the quicker they can get costs predicted (total cost could be as high as \$11 million), and the better they have predicted how much cash they would be able to scrape up, the better chance they would have.

Finance Director Evan Nelson would make a list of monies and where they could get cash.

## **6. PUBLIC COMMENTS**

There were no public comments.

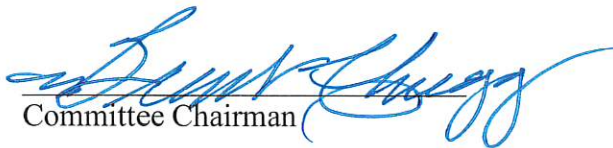
7. **COMMITTEE/STAFF COMMENTS**

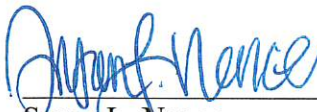
Committee Member Jay Johnson put the project that had been discussed into perspective by stating that North Ogden had approximately 6,300 front doors. He suggested that it was a great thing to know that North Ogden was going to invest in protecting that number of households, with more to come in the future. He suggested all should do the math on the real value of having their own police and fire public safety building.

8. **ADJOURNMENT**

**A motion to adjourn was made and seconded. The motion passed unanimously.**

**The meeting adjourned at 7:07 p.m.**

  
Committee Chairman

  
Susan L. Nance  
City Recorder

  
Date Approved