

NORTH OGDEN CITY COUNCIL MEETING MINUTES

March 1, 2022

The North Ogden City Council convened in a joint work session meeting with the Planning Commission on March 1, 2022 at 6:02 p.m. at the North Ogden City Office at 505 East 2600 North and electronically through Zoom. Recording can be found on YouTube:

<https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos>. Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on February 24, 2022. Notice of the annual meeting schedule was published in the Standard-Examiner on December 16, 2021.

CITY COUNCIL:	S. Neal Berube	Mayor	
	Ryan Barker	Council Member	
	Blake Cevering	Council Member	(via Zoom)
	Jay D Dalpiaz	Council Member	
	Charlotte Ekstrom	Council Member	
	Phillip Swanson	Council Member	
PLANNING COMMISSION:	Eric Thomas	Chairman	(excused)
	Brandon Mason	Vice Chairman	
	Scott Barker	Commissioner	
	Alan Lunt	Commissioner	
	Nicole Nancarrow	Commissioner	
	Johnson Webb	Commissioner	
	Cody Watson	Commissioner	
STAFF:	Jon Call	City Manager/Attorney	
	Joyce Pierson	Deputy City Recorder	
	Brandon Bell	Associate Planner	
	Kai Johnsen	Planning Technician	
	Lorin Gardner	City Engineer	
	Eric Casperson	Newly hired City Engineer	
	Dirk Quinney	Chief of Police	
	Jami Jones	Finance Director	
	Tiffany Staheli	Parks & Recreation Director	
	Dave Espinoza	Public Works Director	
VISITORS:	Brent Bateman	Camryn Sheen	Brittney Sheen
	Brenda Ashdown	Keith Ashdown	Sandy Cochran
	John Hansen	Genneva Blanchard	Susan Kilborn
	Stefanie Casey		

Mayor Berube called the meeting to order. Council Member Ekstrom offered the invocation and led the audience in the Pledge of Allegiance.

PRESENTATIONS

1. RECOGNITION OF PRESIDENTIAL SCHOLAR CAMRYN SHEEN

Mayor Berube reported Camryn Sheen, Weber High School student, has been named as a candidate in the U.S. Department of Education Presidential Scholar program; he discussed the very strict requirements for inclusion in the program. He congratulated Ms. Sheen on being named a candidate and presented her with a plaque from the City of North Ogden.

JOINT TRAINING WITH PLANNING COMMISSION

2. MODERATE INCOME HOUSING

Former Utah State Property Rights Ombudsman and practicing Land Use Attorney Brent Bateman provided the Mayor, Council, and Planning Commission with training regarding moderate income housing and, more specifically, the implications of pending Utah State Legislation regulating the matter. Topics of discussion among Mr. Bateman and the group included the importance of long-term planning; the role of the Planning Commission in the planning processes of the City; working with neighboring cities to plan for growth and development on properties that span city boundaries; housing types that meet the definition of affordable housing; preservation of property rights; ideas for working with developers to create quality projects that will benefit the community.

CONSENT AGENDA

3. CALL FOR CONFLICT OF INTEREST DISCLOSURE

Mayor Berube asked if any member of the Council had a conflict of interest to declare. No declarations were made.

4. DISCUSSION AND/OR ACTION TO CONSIDER THE JANUARY 11, 2022, CITY COUNCIL MEETING MINUTES

Council Member Ekstrom motioned to approve the January 11, 2022, City Council Meeting minutes. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Delpias	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

ACTIVE AGENDA

5. PUBLIC COMMENTS

There were no public comments.

6. DISCUSSION ON SHAW CENTURY FARMS, LOCATED AT APPROXIMATELY 281 E LOMOND VIEW DRIVE

City Manager/Attorney Call explained the applicant, John Hansen, is requesting a zone change for the property located at approximately 281 East Pleasant View Drive from Suburban Residential (RE-20) to Multi-family Residential (R-3). As part of the discussions, the developer has a proposal for a small lot single family neighborhood that includes an open space on the southeast of the property. In addition to the open space on the development property, the City is negotiating additional open space on the site of the former Public Works facility. Together the open space totals approximately one acre. He facilitated discussion among the Council and Mr. Hansen regarding the Parks and Recreation Department's preferred design and layout of the park space; Mr. Hansen has developed an estimate to improve the City owned property including grading, irrigating, and placing sod on the improved area and the cost would be \$185,158. In addition to improving a portion of the property, Mr. Hansen has indicated that he will donate a portion of the ground plus \$100,000 to the City for the park space, and Parks and Recreation Director Staheli has indicated that she could use this funding or the improvements to be completed by Mr. Hansen as matching funds for a RAMP grant that she would seek for the project.

Mr. Hansen stated he is excited about this project and will work with the City to make it nice. He indicated he will work through the next steps of the City's zone change process. He and the Council engaged in negotiation of the terms of the donation and open space improvements to be completed by Mr. Hansen, with Ms. Staheli noting that her biggest concern about only accepting cash from Mr. Hansen is that it may not be immediately used to improve the open space in the project area and may instead be used for other priorities. Mayor Berube stated that concern could be addressed by including a clause in the development agreement that the cash will be returned to the developer if it is not used for the park space in the project by a defined date.

Brenda Ashdown stated that given the property's proximity to the old Public Works facility site, it will be necessary to install a fence to keep children out of that property. Mayor Berube agreed.

Keith Ashdown stated that he is concerned about delaying the park improvement component of the project until the very end; he suggested that it be completed early in the project so that residents can use it as soon as they move to the area. He also suggested that the developer be responsible to pay for all costs associated with the park improvement, just as he is responsible for other public improvements in the project.

Council Member Swanson stated that if the City applies for a RAMP grant for the project in the next round of funding, it would be awarded in 2023 and the project could be completed by 2024; he suggested the development agreement include that type of timeframe for the park improvements.

Mayor Berube polled the Council to determine if they are comfortable allowing Mr. Call to negotiate a development agreement based upon the feedback provided by the Council tonight. All Council Members answered yes and indicated they look forward to reviewing the agreement and discussing the project with Mr. Hansen in greater detail.

7. DISCUSSION ON CITY COUNCIL RESIDENT COMMUNICATION

Council Member Delpias stated that since becoming a member of the Council, he has quickly realized that one of his roles is to serve as a 'customer service representative' to the City's residents. When he is contacted by residents, he wants to be able to respond meaningfully and he would like to set expectations for the entire Council when responding to resident communications. He facilitated discussion among the Council regarding their ideas for an internal policy essentially governing the manner in which the entire Council or individual Council Members will respond to residents or serve as a liaison between a resident and the Department responsible for handling the issue they are reaching out about.

Mayor Berube invited public input on the matter.

Susan Kilborn, North Ogden resident, stated that she has reached out to the Council in the past and has not always heard back from all members of the Council; she thinks it would be valuable for each member to respond, even if they do not have an answer to the question or an opinion on the matter that is the subject of the correspondence.

Brenda Ashdown, North Ogden resident, stated that when she has a specific question that can be directed to one individual, she is fine being directed that way, but if she has a general concern or question, she feels that everyone she is sending the email to should respond. This signals to her that every person read the email and took the time to respond. If she does not receive a response, she believes those who did not respond do not care about her opinion or concern. She feels that Council Members should respond within 24 hours of being contacted.

Keith Ashdown, North Ogden resident, agreed it is appropriate for each individual to respond to an email, even if it is just an acknowledgement that the email has been received.

North Ogden resident, no name given, stated she agrees that 24 hours is an appropriate time frame for a response being sent.

Stefanie Casey, North Ogden resident, stated it is very important to residents that they are heard by their representatives. She hopes the Council can find ways to improve access to information; if desired information is available on the City's website or social media channels, the Council may not receive as many emails.

Mayor Berube thanked everyone for their input and indicated that the matters discussed tonight can be used to formulate a draft policy document for consideration in a future meeting.

8. DISCUSSION ON THE BUDGET AND GOALS RELATED TO THE BUDGET

Council Member Swanson used the aid of a PowerPoint presentation to discuss the budget process for the Fiscal Year (FY) 2022-2023 budget. He encouraged the Council and Department Heads to consider the hierarchy of needs for the City of North Ogden; the General Fund revenues are made up of property tax, sales tax, utilities, licenses and permits, services, state and federal allocations, fines, and misc. revenues and transfers. The total is \$9.7 million. The 2022 budgeted property tax revenue is \$1,796,000 and there should be \$90,000 in growth and \$132,000 for a seven percent tax increase, for a total of \$2,020,000. The Council discussed the use of property tax revenues for public safety funding. Council Member Swanson then moved to sales tax revenue, which should experience a three-percent growth in the coming year. The total sales tax revenue available to the City in the coming FY should be \$4,170,000; \$3.7 will be allocated to operations and the other \$385,000 to the capital improvement fund. The Public Safety Bond payment of \$410,000 will be paid from the capital projects funds; there will also be \$460,000 dedicated to road project. The remainder will be used for general capital improvement projects, broken down as follows: 10 percent for maintenance, 20 percent for parks projects, and 70 percent for future projects. He then discussed enterprise funds; the City will experience a \$140,000 increase from the Central Weber Sewer District; Administration needs some direction on fund balance goals for enterprise funds.

9. PUBLIC COMMENTS

Brenda Ashdown, North Ogden resident, stated she missed the last discussion on Shaw Century Farm subdivision; when the project was first proposed, the applicant was seeking approval to build townhomes and she is pleased that the Council did not support that type of project and asked the applicant to work to provide single family homes. She feels the amended use of the land fits in much better with existing surrounding development. She then stated that she does not look forward to budget meetings, but she appreciates the efforts of the Council and staff to go through that process each year with the goal of developing a reasonable annual budget.

Susan Kilborn, North Ogden resident, thanked the Mayor and Council Members who reached out to her following the passing of her brother, who was a two tour Vietnam veteran who was exposed to agent orange, which contributed to cancer. She then addressed Council Member Dalpias's presentation regarding Council communication and noted that his information has not yet been included in the North Ogden Connection magazine; former Council Member Stoker's information is still in the magazine.

Mayor Berube stated that the information has been updated for the March publication of the magazine.

Ms. Kilborn then thanked the Council for all of their discussions tonight; she asked that the citizens be given the opportunity to identify priorities for the next Fiscal Year budget.

Mayor Berube then thanked Ms. Kilborn and Judge Brent West for serving on the selection committee for a new Justice Court Judge for the City; four names have been submitted to him for consideration and he will be acting on those recommendations soon.

10. COUNCIL/MAYOR/STAFF COMMENTS

Council Member Swanson thanked City Manager/Attorney Call and Finance Director Jones for their help with his presentation regarding the annual budget process.

Mr. Call then stated that there is an item scheduled for the March 22 meeting to discuss Council Rules and Procedures, he plans to wrap the policy regarding Council communication with residents into that document. He then concluded both of the City's RAMP grants have been approved; there were 75 applications in the arts category, so there was a great deal of competition. Mayor Berube added that the citizens have a responsibility to raise \$75,000 for the grant for the sound and lighting at the Barker Park Amphitheater.

11. ADJOURNMENT

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

Voting on the motion:

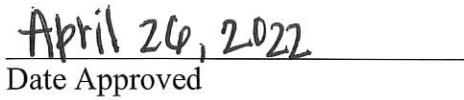
Council Member Barker	aye
Council Member Cevering	aye
Council Member Delpias	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

The meeting adjourned at 9:18 p.m.


S. Neal Berube, Mayor


Susan L. Nance, CMC
City Recorder


Date Approved